



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



**E.1.**  
**E.2.**

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**Date:** September 8, 2025  
**To:** Planning and Zoning Commission  
**Thru:** *HB* Méliisa Babb, Planning Director  
**From:** *DMF* Daniel Mckenna-Foster, Long-Range Planning Manager  
**Subject:** Updates to PZC Case No. 2025-0030, Establishing a Transit-Supportive Development Overlay (TSDO), and PZC Case No. 2025-0034, Amending the Comprehensive Plan

**OVERVIEW OF DEVELOPING THE ORDINANCE TO THIS POINT**

- The PZC reviewed the original TSDO ordinance proposed at a July 14, 2025 work session and then at the regular meeting.
- Planning staff presented on the original TSDO ordinance proposed at the July 24, 2025 AMATS Community Advisory Committee meeting.
- Planning staff presented on the original TSDO ordinance proposed at a *Lunch and Learn* at the Anchorage Homebuilders Association on August 1, 2025.
- Planning, an Assembly sponsor, and the Mayor's Office facilitated the first collaborative conversation focus group on August 1, 2025.
- Planning, an Assembly sponsor, and the Mayor's Office facilitated the second collaborative conversation on August 18, 2025.
- Planning, an Assembly sponsor, and the Mayor's Office have presented to the South Addition and Roger's Park community councils and are scheduled to present to additional community councils over the next few weeks.

**CHANGES SINCE PZC LAST SAW THIS PROPOSAL ON JULY 14, 2025**

Please note, all text changes to the ordinance apply to PZC Case No. 2025-0030, which focuses on the overlay itself, rather than to Case No. 2025-0034, which proposes amendments to the Comprehensive Plan language.

The table below shows changes by category to different versions of Case No. 2025-0030.

Category	Original Posted Version for 2025-0030	Most Recent Posted Version for 2025-0030
<b>Split AOs</b>	<ul style="list-style-type: none"> <li>○ Proposed as a single ordinance (AO) that covered all dimensional standards and uses.</li> </ul>	<ul style="list-style-type: none"> <li>● Proposed non-residential uses are now in a separate AO (Attachment 2) that will run concurrently with the AO that establishes the overlay (Attachment 1). The AO that establishes the overlay still includes all residential uses, most of which are permitted by-right.</li> </ul>
<b>Non-residential uses in residential zones</b>	<ul style="list-style-type: none"> <li>○ Required at least one dwelling unit per lot</li> <li>○ Limited to 2,000 square feet per lot. Community uses exempt from this restriction.</li> <li>○ Based on those uses allowed in R-4A.</li> </ul>	<ul style="list-style-type: none"> <li>● Now appears in a separate AO.</li> <li>● No more than 49% or 10,000 square feet per lot. Community uses exempt from this restriction.</li> <li>● Hours of operation limited from 8am-10pm M-S, 12noon-10pm Sunday.</li> <li>● More limited than R-4A.</li> </ul>
<b>Overlay being more restrictive or less restrictive than existing zones</b>	<ul style="list-style-type: none"> <li>○ The overlay was generally permissive and did not establish new restrictions where uses had previously been allowed.</li> </ul>	<ul style="list-style-type: none"> <li>● Car-centered uses prohibited, even if previously allowed.</li> <li>● Prohibited uses include: Car Washes, Surface parking lots as a primary use, Fueling Stations, and all uses in the Vehicles and Equipment use type category.</li> <li>● Drive-throughs are prohibited as an accessory use.</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>○ 75 feet throughout the overlay</li> </ul>	<ul style="list-style-type: none"> <li>● Building heights limited to OS&amp;HP functional classification: 40' for local roads, 55' for collector roads, and 75' for roads with a higher classification.</li> </ul>
<b>Lot Size</b>	<ul style="list-style-type: none"> <li>○ 1,400 square feet</li> </ul>	<ul style="list-style-type: none"> <li>● Unrestricted.</li> </ul>
<b>Driveways</b>	<ul style="list-style-type: none"> <li>○ No changes</li> </ul>	<ul style="list-style-type: none"> <li>● Residential driveways at curb cut are limited to 20' maximum.</li> </ul>
<b>Other</b>		<ul style="list-style-type: none"> <li>● Clarification about how the overlay does not apply in the downtown Central Business District.</li> <li>● New section states explicitly that lots served by sewers shall meet the minimum area requirements of AMC 15.65.</li> </ul>

## **RECOMMENDATIONS**

Based on feedback from Assembly sponsor Member Baldwin Day, the Planning Department recommends the Planning and Zoning Commission continue the public hearing on this item to Monday, October 6. (See Attachment 4.)

Attachments: 1. Updated Original Draft Ordinance for PZC Case No. 2025-0030  
2. New Proposed Ordinance Adding Permitted Uses  
3. Additional Comments Received 7/14 through 9/1/2025  
4. Extension Request from Assembly Member Baldwin Day, 8/29/2025

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**Updated Original Draft Ordinance**

**PZC Case No. 2025-0030**

**Establishing a Transit-Supportive  
Development Overlay**

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Submitted by: Mayor LaFrance,  
Assembly Members  
Martinez and Baldwin Day  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO NO. 2025-\_\_\_**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.04: ZONING**  
3 **DISTRICTS; 21.05: USE REGULATIONS; 21.06: DIMENSIONAL STANDARDS**  
4 **AND MEASUREMENTS; AND 21.07: DEVELOPMENT AND DESIGN**  
5 **STANDARDS; IN ORDER TO CREATE A NEW TRANSIT-SUPPORTIVE**  
6 **DEVELOPMENT OVERLAY WHICH WILL IMPLEMENT THE TOWN CENTERS**  
7 **AND TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS ESTABLISHED**  
8 **BY THE ANCHORAGE 2040 LAND USE PLAN.**

9  
10 (Planning and Zoning Commission Case No. 2025-0030)

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11  
12 **WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2040 Land Use*  
13 *Plan (2040 LUP)* with AO 2017-116 on September 26, 2017; and

14  
15 **WHEREAS**, the *2040 LUP* called for the creation of Town Centers that are “mixed-  
16 use core areas” with “new apartments, compact housing, and live/work units” that  
17 “will serve as destinations for shopping, entertainment, and services in cohesive,  
18 pedestrian-friendly urban settings”; and

19  
20 **WHEREAS**, the *2040 LUP* called for the creation of Transit-Supportive  
21 Development Corridors where “expanded public transit service will support a  
22 compact, walkable pattern of commercial, residential and/or mixed-use  
23 development”; and

24  
25 **WHEREAS**, Objective 5E of the *Anchorage Climate Action Plan* recommends  
26 employing an “amended zoning code to allow mini city centers in neighborhoods  
27 to create more walkable/bikeable communities”; and

28  
29 **WHEREAS**, the Federal Transit Administration has identified 36 units per acre on  
30 average as a threshold for the success of Transit-Supportive Development; and

31  
32 **WHEREAS**, the establishment of these centers and corridors in the *2040 LUP* did  
33 not raise density ranges above previously existing zoning designations; and

34  
35 **WHEREAS**, the existing Town Centers and Transit-Supportive Development  
36 Corridors have not seen marked increases in the desired type of development  
37 since the adoption of the 2040 LUP; and

38  
39 **WHEREAS**, local developers that build both market and income-restricted housing  
40 have identified inflexibility in the code as one obstacle that the MOA could address  
41 through code changes; and

9/2/2025

1  
2 **WHEREAS**, an overlay zone was identified in the *2040 LUP* as a pathway to  
3 implementing Town Centers and Transit-Supportive Development Corridors; and  
4

5 **WHEREAS**, Anchorage Municipal Code (AMC) 21.03.160J.1. provides, “The  
6 assembly may, through the rezoning process, establish overlay districts that  
7 supplement the requirements of the underlying base zoning districts, in order to  
8 address special land use needs, to meet an objective of the comprehensive plan  
9 or neighborhood plan, or other specific planning objective”; and  
10

11 **WHEREAS**, according to AMC 21.03.160J.1.b., overlay districts may, “Alter the  
12 development standards of the underlying district by decreasing or increasing the  
13 requirements with regard to building height, setbacks, lot area, lot width, lot  
14 coverage, and lot densities of the underlying district”; and  
15

16 **WHEREAS**, according to AMC 21.03.160J.3.b.i., “Where a specification in an  
17 overlay zoning map amendment conflicts with any provision of this title, the overlay  
18 zoning map amendment shall govern”; now, therefore,  
19

20 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
21

22 **Section 1.** Anchorage Municipal Code Section 21.04.070, Overlay Zoning  
23 Districts, is hereby amended to read as follows (*the remainder of the chapter is not*  
24 *affected and therefore not set out*):  
25

26 **21.04.070. Overlay Zoning Districts**  
27

28 A. General Purpose/Intent  
29

30 As noted in subsection 21.04.010B., the overlay zoning districts of  
31 this section apply in combination with the underlying base zoning  
32 districts and provide entitlements, or [AND] impose regulations and  
33 standards, for specific areas in addition to what is required by the  
34 base districts. The requirements and entitlements of an overlay  
35 district shall govern [APPLY] whenever they are in conflict with those  
36 in the base district. The following overlay districts are [IS]  
37 established:  
38

39 1. Commercial center overlay district.  
40

41 2. Transit-supportive development overlay district.  
42

43 \*\*\* \*\*

44 D. Transit-Supportive Development Overlay (TSDO)  
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46 1. Purpose

1           The Transit-Supportive Development Overlay (TSDO) is  
2           intended to allow mixed-use development and a general  
3           development pattern that achieves the densities needed to  
4           support walkable neighborhoods, provide density in areas  
5           previously identified as having sufficient infrastructure and  
6           community desire to accommodate such density, and to  
7           provide a population base sufficient to support consistent and  
8           sustainable public transit and active transportation. The intent  
9           is to allow for development of 25 dwelling units per acre in  
10           Transit-Supportive Corridors and 36 dwelling units per acre or  
11           greater in Town Centers and City Centers.

12  
13           2.    Applicability

14  
15           This section applies to:

- 16  
17           a.    Any property within the Transit Supportive  
18           Development Overlay Map, except as outlined in  
19           sections b and c below. The attached map shall be  
20           adopted as part of the official zoning map of the  
21           Municipality. This map shall be considered a drawing  
22           along parcel boundaries indicating those parcels for  
23           inclusion, per AMC Section 21.03.160F.2.  
24  
25           b.    The overlay shall only be available in residential or  
26           commercial districts.  
27  
28           c.    The overlay shall not be available in designated or  
29           dedicated parks or the downtown Central Business  
30           District.

31  
32           3.    District-Specific Entitlements

33  
34           The intent of this section is to allow flexibility in uses, design,  
35           and construction. Where there are conflicts with the base  
36           zoning district, the more flexible of the two standards may  
37           apply, except as outlined in 21.04.070D.4. below.

- 38  
39           a.    Permitted Uses  
40           See Table 21.05-1: Table of Allowed Uses –  
41           Residential, Commercial, Industrial, and Other  
42           Districts.  
43  
44           b.    Permitted Accessory Uses  
45           Permitted accessory uses shall be per Table 21.05-3.  
46  
47           c.    Dimensional Standards

1  
2 i. See Table 21.06-C. Table of Dimensional  
3 Standards – Other Districts.

4  
5 ii. Developments shall be exempt from  
6 21.06.030D.9. Height Transitions for  
7 Neighborhood Compatibility.

8  
9 d. Design Standards

10  
11 i. TSDO shall be exempt from open space  
12 requirements in 21.07.030.

13  
14 ii. TSDO shall be exempt from residential design  
15 standards in 21.07.110.

16  
17 iii. See Table 21.07-4 for landscaping  
18 requirements.

19  
20 iv. Multiple primary uses and multiple structures  
21 are allowed on a lot.

22  
23 e. Subdivisions

24  
25 Subdivisions in the TSDO are not subject to  
26 21.08.030K. Lot Dimensions.

27  
28 4. District-Specific Standards

29  
30 Where the district-specific standards of this section conflict  
31 with the base zoning district, the following standards govern,  
32 except that if there are any conflicts between provisions of the  
33 Transit-Supportive Development Overlay and the provisions  
34 of Natural Resource Protection in 21.07.020, the provisions of  
35 21.07.020 shall govern.

36  
37 a. Subdivisions

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39 If a lot is to be served by an on-site wastewater  
40 disposal system, the lot shall have the minimum area  
41 required for such a lot under AMC chapter 15.65

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43 b. Driveway Design and Dimensions

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45 Driveways shall meet the requirements of Section  
46 21.07.090H.11. except that, within residential zoning  
47 districts, driveways for all uses shall not exceed 20 feet.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2022-80(S), 11-22-22; AO 2023-50, 7-11-23)

**Section 2.** Anchorage Municipal Code Section 21.05.010, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
<b>RESIDENTIAL USES</b>			
Household Living	Dwelling, mixed-use	<u>P</u>	21.05.030A.1.
	Dwelling, multifamily	<u>P</u>	21.05.030A.2.
	Dwelling, single-family, attached	<u>P</u>	21.05.030A.3.
	Dwelling, single-family, detached	<u>P</u>	21.05.030A.4.
	Dwelling, townhouse	<u>P</u>	21.05.030A.5.
	Dwelling, two-family	<u>P</u>	21.05.030A.6.
	Dwelling, mobile home	<u>C</u>	21.05.030A.7.
	Manufactured home community	<u>C</u>	21.05.030A.8.

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		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Group Living	Assisted living facility (3-8 residents)	<u>P</u>	21.05.030B.1.
	Assisted living facility (9 or more residents)		21.05.030B.1.
	Correctional community residential center		21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	<u>P</u>	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)		21.05.030B.3.
	Habilitative care facility, large (26+ residents)		21.05.030B.3.
	Rooming-house		21.05.030B.4.
	Transitional living facility		21.05.030B.5.
<b>COMMUNITY USES</b>			
Adult Care	Adult care facility (3 to 8 persons)	<u>P</u>	21.05.040A.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Adult care facility (9 or more persons)		21.05.040A.
Child Care	Child care center (9 or more children)		21.05.040B.1.
	Child care home (up to 8 children)	P	21.05.040B.2.
Community Service	Cemetery or mausoleum		21.05.040C.1.
	Community center		21.05.040C.2.
	Crematorium		21.05.040C.3.
	Government administration and civic facility		21.05.040C.4.
	Homeless and transient shelter		21.05.040C.5.
	Neighborhood recreation center		21.05.040C.6.
	Religious assembly		21.05.040C.7.
	Social service facility		21.05.040C.8.

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		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Cultural Facility	Aquarium		21.05.040D.1.
	Botanical gardens		21.05.040D.2.
	Library		21.05.040D.3.
	Museum or cultural center		21.05.040D.4.
	Zoo		21.05.040D.5.
Educational Facility	Boarding school		21.05.040E.1.
	College or university		21.05.040E.2.
	Elementary school or middle school		21.05.040E.3.
	High school		21.05.040E.4.
	Instructional services		21.05.040E.5.
	Vocational or trade school		21.05.040E.6.
Health Care Facility	Health services		21.05.040F.1.
	Hospital/health care facility		21.05.040F.2.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Nursing facility		21.05.040F.3.
Parks and Open Area	Community garden		21.05.040G.1.
	Park, public or private		21.05.040G.2.
Public Safety Facility	Community or police substation		21.05.040H.1.
	Correctional institution		21.05.040H.2.
	Fire station		21.05.040H.3.
	Public safety facility		21.05.040H.4.
Transportation Facility	Airport		21.05.040I.1.
	Airstrip, private		21.05.040I.2.
	Heliport		21.05.040I.3.
	Rail yard		21.05.040I.4.
	Railroad freight terminal		21.05.040I.5.
	Railroad passenger terminal		21.05.040I.6.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Transit center		21.05.040I.7.
Utility Facility	Tower, high voltage transmission		21.05.040J.1.
	Utility facility		21.05.040J.2.
	Utility substation		21.05.040J.3.
	Wind energy conversion system (WECS), utility		21.05.040J.4.
Telecommunication Facilities	Antenna only, large <sup>4</sup>		21.05.040K.
	Antenna only, small <sup>4</sup>		21.05.040K.
	Type 1 tower <sup>4</sup>		21.05.040K.
	Type 2 tower <sup>4</sup>		21.05.040K.
	Type 3 tower <sup>4</sup>		21.05.040K.
	Type 4 tower <sup>4</sup>		21.05.040K.
<b>COMMERCIAL USES</b>			
Agricultural Uses	Commercial horticulture		21.05.050A.1.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana** For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Animal Sales, Service & Care <sup>2</sup>	Animal Boarding <sup>2</sup>		21.05.050B.1.
	Animal shelter <sup>2</sup>		21.05.050B.2.
	Large domestic animal facility, principal use <sup>2</sup>		21.05.050B.3.
	Retail and pet services <sup>2</sup>		21.05.050B.4.
	Veterinary clinic <sup>2</sup>		21.05.050B.5.
Assembly	Civic/convention center		21.05.050C.1. 21.05.020A.
	Club/lodge/meeting hall		21.05.050C.2. 21.05.020A.
Entertainment and recreation <sup>2</sup>	Amusement establishment <sup>2</sup>		21.05.050D.1. 21.05.020A.
	Entertainment facility, major <sup>2</sup>		21.05.050D.2. 21.05.020A.
	Fitness and recreational sports center <sup>2</sup>		21.05.050D.3.
	General outdoor recreation, commercial <sup>2</sup>		21.05.050D.4.
	Golf course <sup>2</sup>		21.05.050D.5.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Motorized sports facility <sup>2</sup>		21.05.050D.6. 21.05.020A.
	Movie theater <sup>2</sup>		21.05.050D.7. 21.05.020A.
	Nightclub <sup>2</sup>		21.05.050D.8. 21.05.020A.
	Shooting range, outdoor <sup>2</sup>		21.05.050D.9.
	Skiing facility, alpine <sup>2</sup>		21.05.050D.10.
	Theater company or dinner theater <sup>2</sup>		21.05.050D.11. 21.05.020A.
Food and Beverage Service <sup>2</sup>	Bar <sup>2</sup>		21.05.050E.1. 21.05.020A.
	Food and beverage kiosk <sup>2</sup>		21.05.05 E.2. 21.05.020A.
	Restaurant <sup>2</sup>		21.05.050E.3. 21.05.020A.
Office	Broadcasting facility		21.05.050F.1.
	Financial institution		21.05.050F.2.
	Office, business or professional		21.05.050F.3.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Personal Services, Repair, and Rental	Business service establishment		21.05.050G.1.
	Funeral/mortuary services		21.05.050G.2.
	General personal services		21.05.050G.3.
	Small equipment rental		21.05.050G.4.
Retail Sales <sup>2</sup>	Auction house <sup>2</sup>		21.05.050H.1.
	Building materials store <sup>2</sup>		21.05.050H.2.
	Convenience store <sup>2</sup>		21.05.050H.3. 21.05.020A.
	Farmers market <sup>2</sup>		21.05.050H.4.
	Fueling station <sup>2</sup>		21.05.050H.5. 21.05.020A.
	Furniture and home appliance store <sup>2</sup>		21.05.050H.6.
	General retail <sup>2</sup>		21.05.050H.7.
	Grocery or food store <sup>2</sup>		21.05.050H.8. 21.05.02A.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana** For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Liquor store <sup>2</sup>		21.05.050H.9. 21.05.020A.
	Pawnshop <sup>2</sup>		21.05.05H.10.
Vehicles and Equipment	Aircraft and marine vessel sales		21.05.050I.1.
	Parking lot or structure (50+ spaces)		21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)		21.05.050I.2. or I.3.
	Vehicle parts and supplies <sup>2</sup>		21.05.050I.4.
	Vehicle-large, sales and rental <sup>2</sup>		21.05.050I.5.
	Vehicle-small, sales and rental <sup>2</sup>		21.05.050I.6.
	Vehicle service and repair, major		21.05.050I.7.
	Vehicle service and repair, minor		21.05.050I.8.
	Camper park		21.05.050J.1.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Visitor Accommodations	Extended-stay lodgings		21.05.050J.2.
	Hostel		21.05.050J.3.
	Hotel/motel		21.05.050J.4. 21.05.020A.
	Inn		21.05.050J.5. 21.05.020A.
	Recreational and vacation camp		21.05.050J.6.
<b>COMMERCIAL MARIJUANA USES</b>			
	Marijuana cultivation facility		21.05.055B.1. <u>21.03.105</u>
	Marijuana manufacturing facility		21.05.055B.2. <u>21.03.105</u>
	Marijuana testing facility		21.05.055B.3. <u>21.03.105</u>
	Marijuana retail sales establishment <sup>2</sup>		21.05.055B.4. <u>21.03.105</u>
<b>INDUSTRIAL USES</b>			
Industrial Service	Contractor and special trades, light		21.05.060A.1.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Data processing facility		21.05.060A.2.
	Dry cleaning establishment		21.05.060A.3.
	General industrial service		21.05.060A.4.
	Governmental service		21.05.060A.5.
	Heavy equipment sales and rental		21.05.060A.6.
	Research laboratory		21.05.060A.7.
Manufacturing and Production	Commercial food production		21.05.060B.1.
	Cottage crafts		21.05.060B.2.
	Manufacturing, general		21.05.060B.3.
	Manufacturing, heavy		21.05.060B.4.
	Manufacturing, light		21.05.060B.5.
	Natural resource extraction,		21.05.060B.6.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana** For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	organic and inorganic		
	Natural resource extraction, placer mining		21.05.060B.7.
Marine Facility	Aquaculture		21.05.060C.1.
	Facility for combined marine and general construction		21.05.060C.2.
	Marine operations		21.05.060C.3.
	Marine wholesaling		21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials <sup>7</sup>		21.05.060D.1.
	Impound yard		21.05.060D.2.
	Motor freight terminal		21.05.060D.3.
	Outdoor storage associated with a community use		21.05.060D.8.
	Outdoor storage of vehicles and/or equipment		21.05.060D.9.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana** For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	associated with a community use		
	Self-storage facility		21.05.060D.4.
	Storage yard		21.05.060D.5.
	Warehouse or wholesale establishment, general		21.05.060D.6.
	Warehouse or wholesale establishment, light		21.05.060D.7.
Waste and Salvage	Composting facility		21.05.060E.1.
	Hazardous waste treatment facility		21.05.060E.2.
	Incinerator or thermal desorption unit		21.05.060E.3.
	Junkyard or salvage yard		21.05.060E.4.
	Land reclamation		21.05.060E.5.
	Landfill		21.05.060E.6.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060.**  
**All other uses not shown are prohibited.**

		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Recycling drop-off		21.05.060E.7.
	Snow disposal site		21.05.060E.8.
	Solid waste transfer facility		21.05.060E.9.
	Stormwater sediment management facility		21.05.060E.10

<sup>1</sup> See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.  
<sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.  
<sup>3</sup> Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.  
<sup>4</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.  
<sup>5</sup> In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.  
<sup>6</sup> Health services facilities not to exceed 15,000 gross square feet per individual parcel.  
<sup>7</sup> See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area0

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-

1 18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No.  
 2 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-  
 3 42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24; AO 2025-36,  
 4 4-16-25)

5  
 6 **Section 3.** Anchorage Municipal Code Section 21.05.030, Residential Uses:  
 7 Definitions and Use-Specific Standards, is hereby amended to read as follows (*the*  
 8 *remainder of the chapter is not affected and therefore not set out*):  
 9

10 **21.05.030 Residential Uses: Definitions and Use-Specific Standards**

11  
 12 A. Household Living

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14 1. Dwelling, Mixed-Use

15  
 16 a. Definition

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18 b. Use-Specific Standards

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20 ii. Two or more mixed-use dwellings shall comply  
 21 with the applicable design standards of section  
 22 21.07.110, Residential Design Standards, as  
 23 determined by the building style, except within  
 24 the Transit Supportive Development Overlay.

25  
 26 2. Dwelling, Multifamily

27  
 28 a. Definition

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30 b. Use-Specific Standards

31 \*\*\*

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32 i. Multifamily developments that consist of five or  
 33 more units in one building shall comply with  
 34 subsection 21.07.110C., standards for  
 35 multifamily residential, except as provided in  
 36 subsection b.iii. below, or within the Transit  
 37 Supportive Development Overlay.

38  
 39 ii. Dwellings with single-family style and two-family  
 40 style construction in multifamily developments,  
 41 and multifamily and townhouse developments  
 42 with less than five units, shall comply with the  
 43 residential design standards in subsection  
 44 21.07.110D., standards for some single-family  
 45 and two-family residential structures and  
 46 multifamily developments with less than five

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units, except within the Transit Supportive Development Overlay.

- iii. Dwellings with townhouse style construction with five or more units in multifamily developments shall comply with subsection 21.07.1110C., standards for multifamily and townhouse residential, except within the Transit Supportive Development Overlay.  
\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2017-160, 12-19-17; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24)

**Section 4.** Anchorage Municipal Code Section 21.06.020 Dimensional Standards Tables, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.06.020      Dimensional Standards Tables**  
\*\*\*      \*\*\*      \*\*\*

C.      Table of Dimensional Standards: Other Districts

**TABLE 21.06-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS**  
(Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05. See section [21.04.070](#) for AM district standards.)

Uses	Minimum lot dimensions <sup>14</sup>		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
***	***	***					

**TABLE 21.06-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS**  
 (Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05. See section [21.04.070](#) for AM district standards.)

Uses	Minimum lot dimensions <sup>14</sup>		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
TSDO: Transit-Supportive Development Overlay	Unrestricted	0	100	5'	5'	5'	Maximum building heights shall reflect the functional classification of the adjacent street frontage as classified in the MOA Official Streets and Highways Plan (OS&HP). In cases where a property has frontage on two classifications of road, the taller limit shall apply.  OSHP Classification Building Height allowed for adjacent property:  Local (all types) – 40  Collector (all types) – 55  Arterial (all types) – 75  Freeway or Expressway - 75
***	***	***					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018- 43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25)

**Section 5.** Anchorage Municipal Code Section 21.06.030, Measures and Exceptions, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.06.030 Measurements and Exceptions**  
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D. Height

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9. Height Transitions for Neighborhood Compatibility

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b. Applicability

i. This standard shall apply to structures located in any non-residential district, the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as "large-lot residential," single-family and two-family, compact mixed residential-medium, and urban residential-high.

ii. This standard shall not apply in the DT districts or the Transit Supportive Development Overlay (TSDO).

[THIS STANDARD SHALL APPLY TO STRUCTURES LOCATED IN ANY NON-RESIDENTIAL DISTRICT (EXCEPT FOR THE DT DISTRICTS), THE R-3A DISTRICT, THE R-4 DISTRICT, OR THE R-4A DISTRICT, THAT IS WITHIN 200 FEET OF ANY LOT DESIGNATED IN THE COMPREHENSIVE PLAN LAND USE PLAN MAP AS "LARGE LOT RESIDENTIAL," "SINGLE FAMILY— DETACHED," "SINGLE FAMILY— ATTACHED AND DETACHED," "COMPACT AND MIXED HOUSING," AND "MULTIFAMILY."]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-11, 1-1-17; AO 2017-176, 1-9-18; AO 2018-12, 2-27-18; AO 2020-10(S), 3-10-20; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2023-120, 12-5-23; AO 2024-24, 4-23-24)

**Section 6.** Anchorage Municipal Code Section 21.07.030, Private Open Space, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.07.030 Private Open Space**

\*\*\* \*\*

C. Exemptions

The following are exempt from the private open space requirement:

\*\*\* \*\*

8. Any development in the Transit Supportive Development Overlay.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2024-16, 2-27-24; AO 2024-102, 1-7-25; AO 2025-64AA, 6-10-25)

**Section 7.** Anchorage Municipal Code Section 21.07.080, Landscaping, Screening, and Fences, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.07.080 Landscaping, Screening, and Fences**

\*\*\* \*\*

**E. Types of Landscaping**

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**1. Site Perimeter Landscaping Requirements**

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**TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4) <sup>1, 2, 3</sup>													
	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3, R-3A	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	TSDO	Freeway	Arterial, Expressway	Collector	Local Street
R-6, R-8, R-9, R-10, TA	L2		L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-3, R-3A	L2	L2				L2	L2	L2		<u>L1</u>	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2			L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	<u>L2</u>	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2		L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	<u>L1</u>	L4	L1	L1	L1
PR						L1	L2	L2		<u>L1</u>	L4	L1	L1	L1
TSDO	<u>L1</u>	<u>L1</u>	<u>L1</u>	L1		<u>L2</u>		L1	<u>L1</u>		<u>L4</u>	<u>L1</u>	<u>L1</u>	<u>L1</u>

**NOTES:**

<sup>1</sup> This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

**TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

<sup>2</sup> L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.  
<sup>3</sup> Commercial developments and buildings exceeding 35 feet in height in the R-3A district are subject to the R-4/R-4A site perimeter landscaping standards.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24; AO 2025-64AA, 6-10-25)

**Section 8.** Anchorage Municipal Code Section 21.07.110, Residential Design Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.07.110 Residential Design Standards**

\*\*\*      \*\*\*      \*\*\*  
 E.      Site Design  
          \*\*\*      \*\*\*      \*\*\*

2. Multiple Structures on One Lot

b. Applicability

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to:

- i. The development of an accessory dwelling unit;
- ii. The development of a caretaker’s unit;
- iii. Developments in the R-4A, Transit Supportive Development Overlay (TSDO) and B-3 districts; or
- iv. Developments of four or fewer principal residential structures.

[THIS SECTION APPLIES TO THE DEVELOPMENT OF FIVE OR MORE PRINCIPAL RESIDENTIAL STRUCTURES ON A SINGLE LOT. IT DOES NOT APPLY TO THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER’S UNIT, OR TO DEVELOPMENTS IN THE R-4A DISTRICT, OR TO DEVELOPMENTS OF TWO TO FOUR PRINCIPAL RESIDENTIAL STRUCTURES. IN ADDITION THE REQUIREMENTS SET FORTH IN THIS SUBSECTION 21.07.110E.2. ARE SUSPENDED FOR COMPLETE

APPLICATIONS SUBMITTED ON OR AFTER FEBRUARY 11, 2025, AND BEFORE MAY 31, 2028. THE DATE AN APPLICATION IS DETERMINED COMPLETE PURSUANT TO SECTION 21.03.020F. SHALL SECURE THE APPLICABLE TITLE 21 AND TITLE 23 PROVISIONS FOR THE PROPOSED DEVELOPMENT IN EFFECT AS OF THAT DATE, INCLUDING THIS MORATORIUM. ABSENT ASSEMBLY ACTION TO AMEND THIS PROVISION OF CODE THE REQUIREMENTS SET FORTH IN SUBSECTION E.2. SHALL BECOME EFFECTIVE AGAIN FOR COMPLETE APPLICATIONS SUBMITTED AFTER THE EXPIRATION OF THE SUSPENSION PERIOD.]

c. Review Process

- i. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-1B, B-3, [AND ] RO, and TSDO districts.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-36, 5-14-15; AO 2015- 100, 10-13-15; AO 2016-34(S), 4-12-16; AO 2016-136, 11-15-16; AO 2017-160, 12-19-17; AO 2018-59. 7- 31-2018; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; 2022-80(S), 11-21-22; AO 2023-30, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2024- 24, 4-23-24; AO 2024-83(s), 10-8-24; AO 2024-102. 1-7-25; AO 2024-104(S)AA; 2-11-25; AO 2025-48, 4-22-25; AO 2025-64AA, 6-10-25)

**Section 9.** Anchorage Municipal Code Section 21.08.030, Design standards, Subdivision Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.08.030 Design Standards**

\*\*\* \*\*

**K. Lot Dimensions**

\*\*\* \*\*

**8. Lots in the Transit Supportive Development Overlay (TSDO) are exempt.**

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16; AO 2020-38, 4-28-20; AO 2023-77, 7-25-23)

**Section 10.** The Planning Department shall establish this overlay as in effect, according to the boundaries of the map provided in Exhibit A of this ordinance, and update the official zoning map with this overlay.

**Section 11.** This ordinance shall become effective immediately upon adoption.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk

Updated Original Draft

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**New Proposed Ordinance**

**Adding Permitted Uses to Overlay**

**PZC Case No. 2025-0030**

**Establishing a Transit-Supportive  
Development Overlay**

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Submitted by: Mayor LaFrance,  
Assembly Members  
Martinez and Baldwin Day  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO NO. 2025-\_\_\_**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.04: ZONING**  
3 **DISTRICTS AND 21.05: USE REGULATIONS, IN ORDER TO ADD PERMITTED**  
4 **USES TO THE TRANSIT-SUPPORTIVE DEVELOPMENT OVERLAY WHICH**  
5 **WILL IMPLEMENT THE TOWN CENTERS AND TRANSIT-SUPPORTIVE**  
6 **DEVELOPMENT CORRIDORS ESTABLISHED BY THE ANCHORAGE 2040**  
7 **LAND USE PLAN.**

8  
9 (Planning and Zoning Commission Case No. 2025-0030)  
10

11 **WHEREAS**, XXX; and

12  
13 **WHEREAS**, XXX; now, therefore,

14  
15 **THE ANCHORAGE ASSEMBLY ORDAINS:**

16  
17 **Section 1.** Anchorage Municipal Code Section 21.04.070, Transit Supportive  
18 Development Overlay (TSDO), is hereby amended to read as follows (*the*  
19 *remainder of the chapter is not affected and therefore not set out*):

20  
21 **21.04.070. Transit Supportive Development Overlay (TSDO)**

22 \*\*\* \*\*

23 4. District-Specific Standards

24  
25 Where the district-specific standards of this section conflict  
26 with the base zoning district, the following standards govern,  
27 except that if there are any conflicts between provisions of the  
28 Transit-Supportive Development Overlay and the provisions  
29 of Natural Resource Protection in 21.07.020, the provisions of  
30 21.07.020 shall govern.

31  
32 a. Limitations on non-residential use development in  
33 residential base zones.

34  
35 Where a non-residential use is not permitted in the  
36 underlying zoning district but is permitted in the TSDO,  
37 uses in the the non-residential use shall either (a) not  
38 exceed 49% of the total gross square footage of all  
39 structures on a lot and the remainder of the square  
40 footage shall be dedicated to residential use, or (b) the

9/2/2025

1 use shall not be greater than 10,000sf when there is no  
2 residential use on the lot:

3  
4 Residential uses, such as multifamily developments,  
5 and Community Uses are exempt from this standard.

6  
7 b. Hours of operation in residential base zones.

8  
9 Where a use is not permitted in the underlying  
10 residential zoning district but is permitted in the TSDO,  
11 the maximum hours of operation shall be from 8:00  
12 a.m. to 10:00 p.m. Monday through Saturday, and from  
13 12:00 p.m. to 10:00 p.m. on Sunday.

14  
15 c. Uses

16 The following uses are not permitted:

- 17 i. Car Washes  
18 ii. Surface parking lots as a primary use  
19 iii. Fueling Station  
20 iv. All uses in the Vehicles and Equipment use  
21 type category.

22  
23 d. Accessory Uses

24 Drive through service as an accessory use is  
25 prohibited.

26  
27 e[A]. Subdivisions

28  
29 If a lot is to be served by an on-site wastewater  
30 disposal system, the lot shall have the minimum area  
31 required for such a lot under AMC chapter 15.65

32  
33 f[B]. Driveway Design and Dimensions

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35 Driveways shall meet the requirements of Section  
36 21.07.090H.11. except that, within residential zoning  
37 districts, driveways for all uses shall not exceed 20 feet.

38  
39 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2022-80(S), 11-22-  
40 22; AO 2023-50, 7-11-23)

41  
42 **Section 2.** Anchorage Municipal Code Section 21.05.010, Table of Allowed  
43 Uses, is hereby amended to read as follows (*the remainder of the chapter is not*  
44 *affected and therefore not set out*):

45  
46 **21.05.010 Table of allowed uses.**

47 \*\*\* \*\*

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E. Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
<b>RESIDENTIAL USES</b>			
Household Living	Dwelling, mixed-use	P	21.05.030A.1.
	Dwelling, multifamily	P	21.05.030A.2.
	Dwelling, single-family, attached	P	21.05.030A.3.
	Dwelling, single-family, detached	P	21.05.030A.4.
	Dwelling, townhouse	P	21.05.030A.5.
	Dwelling, two-family	P	21.05.030A.6.
	Dwelling, mobile home	C	21.05.030A.7.
	Manufactured home community	C	21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	<u>P</u>	21.05.030B.1.
	Correctional community residential center		21.05.030B.2.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Habilitative care facility, small (up to 8 residents)	P	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	<u>P</u>	21.05.030B.3.
	Habilitative care facility, large (26+ residents)	<u>P</u>	21.05.030B.3.
	Rooming-house	<u>P</u>	21.05.030B.4.
	Transitional living facility	<u>P</u>	21.05.030B.5.
<b>COMMUNITY USES</b>			
Adult Care	Adult care facility (3 to 8 persons)	P	21.05.040A.
	Adult care facility (9 or more persons)	<u>P</u>	21.05.040 A.
Child Care	Child care center (9 or more children)	<u>P</u>	21.05.040B.1.
	Child care home (up to 8 children)	P	21.05.040B.2.
Community Service	Cemetery or mausoleum		21.05.040C.1.
	Community center	<u>P</u>	21.05.040C.2.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Crematorium		21.05.040C.3.
	Government administration and civic facility	<u>P</u>	21.05.040C.4
	Homeless and transient shelter		21.05.040C.5.
	Neighborhood recreation center	<u>S</u>	21.05.040C.6.
	Religious assembly	<u>S</u>	21.05.040C.7.
	Social service facility	<u>C</u>	21.05.040C.8.
Cultural Facility	Aquarium		21.05.040D.1.
	Botanical gardens		21.05.040D.2.
	Library	<u>P/M</u>	21.05.040D.3.
	Museum or cultural center	<u>P/M</u>	21.05.040D.4.
	Zoo		21.05.040D.5.
Educational Facility	Boarding school	<u>P</u>	21.05.040E.1.
	College or university	<u>P</u>	21.05.040E.2.
	Elementary school or middle school	<u>P/M</u>	21.05.040E.3.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	High school	<u>P/M</u>	21.05.040E.4.
	Instructional services	<u>P</u>	21.05.040E.5.
	Vocational or trade school	<u>P</u>	21.05.040E.6.
Health Care Facility	Health services	<u>P</u>	21.05.040F.1.
	Hospital/health care facility	<u>S</u>	21.05.040F.2.
	Nursing facility	<u>S</u>	21.05.040F.3.
Parks and Open Area	Community garden	<u>P</u>	21.05.040G.1.
	Park, public or private	<u>P</u>	21.05.040G.2.
Public Safety Facility	Community or police substation	<u>P</u>	21.05.040 H.1.
	Correctional institution		21.05.040H.2.
	Fire station	<u>M</u>	21.05.040H.3.
	Public safety facility	<u>M</u>	21.05.040H.4.
Transportation Facility	Airport		21.05.040 I.1.
	Airstrip, private		21.05.040I.2.
	Heliport		21.05.040I.3.
	Rail yard		21.05.040I.4.

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		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Railroad freight terminal		21.05.040I.5.
	Railroad passenger terminal		21.05.040I.6.
	Transit center		21.05.040I.7.
Utility Facility	Tower, high voltage transmission		21.05.040J.1.
	Utility facility		21.05.040J.2.
	Utility substation		21.05.040J.3.
	Wind energy conversion system (WECS), utility		21.05.040J.4.
Telecommunication Facilities	Antenna only, large <sup>4</sup>		21.05.040K.
	Antenna only, small <sup>4</sup>		21.05.040K.
	Type 1 tower <sup>4</sup>		21.05.040K.
	Type 2 tower <sup>4</sup>		21.05.040K.
	Type 3 tower <sup>4</sup>		21.05.040K.
	Type 4 tower <sup>4</sup>		21.05.040K.
<b>COMMERCIAL USES</b>			
Agricultural Uses	Commercial horticulture		21.05.050A.1.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Animal Sales, Service & Care <sup>2</sup>	Animal Boarding <sup>2</sup>		21.05.050B.1.
	Animal shelter <sup>2</sup>		21.05.050B.2.
	Large domestic animal facility, principal use <sup>2</sup>		21.05.050B.3.
	Retail and pet services <sup>2</sup>	<u>P</u>	21.05.050B.4.
	Veterinary clinic <sup>2</sup>	<u>P</u>	21.05.050B.5.
Assembly	Civic/convention center		21.05.050 C.1. 21.05.020A.
	Club/lodge/meeting hall	<u>P</u>	21.05.050 C.2. 21.05.020A.
Entertainment and recreation <sup>2</sup>	Amusement establishment <sup>2</sup>		21.05.050 D.1. 21.05.020A.
	Entertainment facility, major <sup>2</sup>		21.05.050D.2. 21.05.020A.
	Fitness and recreational sports center <sup>2</sup>	<u>P</u>	21.05.050 D.3.
	General outdoor recreation, commercial <sup>2</sup>		21.05.050D.4.
	Golf course <sup>2</sup>		21.05.050D.5.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Motorized sports facility <sup>2</sup>		21.05.050D.6. 21.05.020A.
	Movie theater <sup>2</sup>	<u>P</u>	21.05.050D.7. 21.05.020A.
	Nightclub <sup>2</sup>		21.05.050D.8. 21.05.020A.
	Shooting range, outdoor <sup>2</sup>		21.05.050D.9.
	Skiing facility, alpine <sup>2</sup>		21.05.050D.10.
	Theater company or dinner theater <sup>2</sup>	<u>P</u>	21.05.050 D.11. 21.05.020A.
Food and Beverage Service <sup>2</sup>	Bar <sup>2</sup>	<u>S</u>	21.05.050 E.1. 21.05.020A.
	Food and beverage kiosk <sup>2</sup>	<u>P</u>	21.05.05 E.2. 21.05.020A.
	Restaurant <sup>2</sup>	<u>P</u>	21.05.050E.3. 21.05.020A.
Office	Broadcasting facility		21.05.050F.1.
	Financial institution	<u>P</u>	21.05.050F.2.
	Office, business or professional	<u>P</u>	21.05.050F.3.
Personal Services, Repair, and Rental	Business service establishment	<u>P</u>	21.05.050G.1.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Funeral/mortuary services		21.05.050G.2.
	General personal services	<u>P</u>	21.05.050G.3.
	Small equipment rental		21.05.050G.4.
Retail Sales <sup>2</sup>	Auction house <sup>2</sup>	<u>C</u>	21.05.050H.1.
	Building materials store <sup>2</sup>		21.05.050H.2.
	Convenience store <sup>2</sup>	<u>P</u>	21.05.050 H.3. 21.05.020A.
	Farmers market <sup>2</sup>	<u>P</u>	21.05.050H.4.
	Fueling station <sup>2</sup>		21.05.050 H.5. 21.05.020A.
	Furniture and home appliance store <sup>2</sup>	<u>P</u>	21.05.050H.6.
	General retail <sup>2</sup>	<u>P</u>	21.05.050H.7.
	Grocery or food store <sup>2</sup>	<u>P</u>	21.05.050H.8. 21.05.020 A.
	Liquor store <sup>2</sup>		21.05.050H.9. 21.05.020A.
	Pawnshop <sup>2</sup>		21.05.05H.10.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Vehicles and Equipment	Aircraft and marine vessel sales		21.05.050I.1.
	Parking lot or structure (50+ spaces)		21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)		21.05.050I.2. or I.3.
	Vehicle parts and supplies <sup>2</sup>		21.05.050I.4.
	Vehicle-large, sales and rental <sup>2</sup>		21.05.050I.5.
	Vehicle-small, sales and rental <sup>2</sup>		21.05.050I.6.
	Vehicle service and repair, major		21.05.050I.7.
	Vehicle service and repair, minor		21.05.050I.8.
Visitor Accommodations	Camper park	<u>C</u>	21.05.050J.1.
	Extended-stay lodgings	<u>C</u>	21.05.050J.2.
	Hostel	<u>P</u>	21.05.050J.3.
	Hotel/motel	<u>P</u>	21.05.050J.4. 21.05.020A.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Inn	<u>P</u>	21.05.050J.5. 21.05.020A.
	Recreational and vacation camp		21.05.050J.6.
<b>COMMERCIAL MARIJUANA USES</b>			
	Marijuana cultivation facility		21.05.055B.1. <a href="#">21.03.105</a>
	Marijuana manufacturing facility		21.05.055B.2. <a href="#">21.03.105</a>
	Marijuana testing facility		21.05.055B.3. <a href="#">21.03.105</a>
	Marijuana retail sales establishment <sup>2</sup>		21.05.055B.4. <a href="#">21.03.105</a>
<b>INDUSTRIAL USES</b>			
Industrial Service	Contractor and special trades, light		21.05.060A.1.
	Data processing facility		21.05.060A.2.
	Dry cleaning establishment	<u>C</u>	21.05.060A.3.
	General industrial service		21.05.060A.4.
	Governmental service		21.05.060A.5.

<b>TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section <a href="#">21.04.060</a> . All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Heavy equipment sales and rental		21.05.060A.6.
	Research laboratory	<u>P</u>	21.05.060A.7.
Manufacturing and Production	Commercial food production		21.05.060B.1.
	Cottage crafts	<u>P</u>	21.05.060B.2.
	Manufacturing, general		21.05.060B.3.
	Manufacturing, heavy		21.05.060B.4.
	Manufacturing, light	<u>S/C</u>	21.05.06B.5.
	Natural resource extraction, organic and inorganic		21.05.060B.6.
	Natural resource extraction, placer mining		21.05.060B.7.
Marine Facility	Aquaculture		21.05.060C.1.
	Facility for combined marine and general construction		21.05.060C.2.
	Marine operations		21.05.060C.3.
	Marine wholesaling		21.05.060C.4.

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		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Warehouse and Storage	Bulk storage of hazardous materials <sup>7</sup>		21.05.060D.1.
	Impound yard		21.05.060D.2.
	Motor freight terminal		21.05.060D.3.
	Outdoor storage associated with a community use		21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use		21.05.060D.9.
	Self-storage facility		21.05.060D.4.
	Storage yard		21.05.060D.5.
	Warehouse or wholesale establishment, general		21.05.060D.6.
	Warehouse or wholesale establishment, light		21.05.060D.7.
Waste and Salvage	Composting facility		21.05.060E.1.
	Hazardous waste treatment facility		21.05.060E.2.
	Incinerator or thermal desorption unit		21.05.060E.3.

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060.**  
**All other uses not shown are prohibited.**

Use Category	Use Type	OTHER	Definitions and Use-Specific Standards
		TSDO	
	Junkyard or salvage yard		21.05.060E.4.
	Land reclamation		21.05.060E.5.
	Landfill		21.05.060E.6.
	Recycling drop-off		21.05.060E.7.
	Snow disposal site		21.05.060E.8.
	Solid waste transfer facility		21.05.060E.9.
	Stormwater sediment management facility		21.05.060E.10.
<p><sup>1</sup> See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.</p> <p><sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., <i>Large Commercial Establishments</i>.</p> <p><sup>3</sup> Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.</p> <p><sup>4</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.</p> <p><sup>5</sup> In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.</p> <p><sup>6</sup> Health services facilities not to exceed 15,000 gross square feet per individual parcel.</p> <p><sup>7</sup> See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area</p>			

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17;

9/2/2025

1 AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO  
2 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-  
3 77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-  
4 36, 4-16-25)

5  
6 **Section 3.** This ordinance shall become effective immediately upon adoption.

7  
8 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
9 \_\_\_\_\_, 2025.

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12  
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14 \_\_\_\_\_  
15 Chair

16 ATTEST:

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19 \_\_\_\_\_  
20 Municipal Clerk

9/2/2025

**Additional Comments Received**

**From Public Hearing on 7/14 through 9/2**

**PZC Case No. 2025-0030**

**Establishing a Transit-Supportive  
Development Overlay**

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• Patricia Shipley .....	3
• Jon Isaacs, Turnagain Community Council Board Member, Co-Chair of the Land Use Committee .....	4
• Claudia Tio-Cartagena.....	11
• Marka Brooks (8/28/2025) .....	12
• Edith Repp .....	13
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• Casey Chandler .....	25
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• Eleanor Andrews (7/14 in-person testimony) .....	30
• Saint Mary's Episcopal Church, Duane Heyman, Committee Co-Chair (7/14 in-person testimony) .....	32
• Ayse Gilbert .....	42
• Nithya Thiru .....	45

# Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Will Webb			9/2/2025 1:13:54 PM
Anchorage, AK 99504			<p>I encourage you to support the proposed transit supportive development overlay zoning. It should help the city urbanize as we have long planned. It should provide a much-needed boost to private construction activity. The mixed uses, increased height limitations, and reduced setback and lot size requirements are especially positive. The plan would benefit from a few tweaks, but even as-proposed it's a big improvement for our community.</p> <p>A few specific comments:</p> <p>Setting the building setbacks to zero is great. The proposed 5' setbacks is better than existing, but will lead to awkward, unusable spaces. Zero would be better, understanding the existing building codes address fire resistant construction.</p> <p>Revisit the areas to which the overlay applies. There are some proposed areas that are pretty far from transit routes (e.g., 56th and Potter), other areas that are near transit routes but it's really a long walk to access an actual bus stop, and some locations that should be added to the TSDO (e.g., Arctic and 41st Ave, Tikhatnu). Making changes like this could be a compromise to address people's concerns about this going too far.</p> <p>Do not adjust buildings heights/density based on road classification. We already over-concentrate development directly on our higher classification roads which has lead to Tudor and Muldoon both being high-crash corridors. Growth in our transit-accessible areas needs to be more than just a thin line to be truly successful.</p> <p>As part of this effort, address the lack of local street connectivity and large blocks. Can walkable communities thrive if they're comprised of cul-de-sacs, disconnected streets, and non-porous developments? Increased density and mixed uses are positive, but without local mobility you lose the benefits. We need convenient, direct walking routes between nearby homes and business, parks, schools, and bus stops. Our current transportation network focuses on getting people/cars out to the main roads. Without local connectivity, you'll just end up with more vehicle traffic (because places are still too far apart). For example, look at Heather Meadows Loop. It should be a 3 minute walk to get a burger at Seward's Folly. It's actually a 15 minute journey that will more than likely turn into a car trip. There are far too many examples of places being close to other destinations or transit routes but not actually having good access to them.</p> <p>Finally, consider revisiting what triggers the need for sidewalks on both sides of a street. This is for several reasons: the trigger is currently based on vehicle volumes, which become less relevant if you're shooting for changing mode split; you're allowing more density by-right, meaning travel demand can change a lot without triggering infrastructure upgrades; the type of development allowed under TSDO is very urban and urban areas warrant pedestrian facilities on both sides of the street.</p>

# Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Marka Anchorage, AK 99508	brooks.markaanne@gmail.com	907-242-6405	9/2/2025 11:28:02 AM
<p>Project proponents (Assemblywoman Erin Baldwin-Day and Graham Downey) met with my Rogers Park Community Council on August 25th. At the meeting they indicated that changes to the August 18th Ordinance draft including reducing heights and separating uses from the ordinances. No revised ordinance is shown on this website for our or your consideration at the upcoming meeting. I respectfully request that you delay consideration of the ordinance indefinitely until affected community councils and the larger community of affected properties have an opportunity to learn about it and fine tune its details.</p>			

## Anchorage2040

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**From:** shipleyrp@outlook.com  
**Sent:** Monday, September 1, 2025 2:02 PM  
**To:** Anchorage2040  
**Subject:** TSDO Comments

### [EXTERNAL EMAIL]

I am writing to communicate to you my opposition to the Transit-Supportive Development Overlay (TSDO) proposal.

It was indicated that there was a community desire to accommodate the density proposed. I do not share that desire to eliminate open spaces and design standards (i.e. setbacks, parking space) reduced lot sizes and unlimited number of primary dwellings. I also believe that there should continue to be a height transition buffer in areas where there is currently lower density housing, and an approval process for a non-residential use in a residential area based on the type of use.

The changes to increase building height and density and reduced setback and parking requirements would significantly change the South Addition community characteristics that so many of us desired and, as a result, bought/built homes here. I strongly believe that elimination of design standards will negatively impact the community. I understand what you have in mind, but this also opens the door for individual homeowners to push beyond what you think will happen.

It appears that the overriding reason for proposing these changes is to increase public transportation ridership. I wonder how often those advocating for the change actually ride the bus and do they honestly believe that these changes will alter people's driving habits. Are the buses full today? Buses that I have seen drive by do not seem very full at all. Alternatively, could smaller buses/shuttles like Anchor Rides be used for some of the routes?

I can tell you that, even as it exists today, there are neighborhood conflicts related to street parking. Have you considered the impact on people with disabilities or other age related problems, visitors, deliveries, or vehicles parked on the street and not driven very often, if at all? What about snow removal in the winter? More often than not, I have several cars parked in front of my house blocking access to the walkway to my house which I think should be prohibited, similar to driveways. Bottom line, the changes you are proposing are going to compound the problem in these neighborhoods.

Thank you for taking my input into consideration.

Patricia Shipley

907-242-5751

PO Box 91364

Anchorage, AK 99509

## **Anchorage2040**

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**From:** Marnie and Jon Isaacs <isaacsmj907@outlook.com>  
**Sent:** Sunday, August 31, 2025 10:01 PM  
**To:** Anchorage2040  
**Subject:** TSDO Comments  
**Attachments:** Turnagain Community Council TSDO Focus Group Representative comments in proposed Use Table 83125.docx

**[EXTERNAL EMAIL]**

All -

Please place the attached assessment of the proposed TSDO changes to the use table on the project webpage.

Jon Isaacs  
Turnagain Community Council Board member  
Co-Chair Land Use Committee

## Uses/Review now Permitted under TSDO proposal of 8/18/25

After reviewing the 13 page 8/18/25 Use Table Proposal from the TSDO web site that compares type and permit review status for all current land use zones, and proposed changes in all of those districts under TSDO, the following table is an attempt to help explain the implications of those changes, particularly to R-1/R-2a-d residential districts:

1. **TSDO Use table is difficult to understand**, took three hours to review and prepare this summary, and required consulting Anchorage Title 21 code on the implications of these proposed changes.
2. **Summary table (below) explains what uses are newly allowed by the TSDO and the type of review required**, or lists a change in the type of review, generally more permissive and requiring less public notice and involvement. **There are 61 new uses proposed for the existing R-1/R-2a-d zones (roughly 33% of the land encompassed by the TSDO)**. In many cases, a new use (permitted) could be built next door to a residence with no notice other than posting a building permit.
3. **Majority of these new uses appear to be inappropriate for residential neighborhoods**, particularly R-1/R-2da-d, given the nature of the proposed use, noise and other activities, traffic generated and parking requirements. They also run counter to the objective of walkable/livable neighborhoods; traffic access and parking generated that will be required to make a use economic (“warehouse wholesale/general” – Costco?) will make safe pedestrian access difficult and require offstreet parking, as happened with the north Spenard Road upgrade project and the Rustic Goat.
4. Where they are listed as requiring an **Administrative Site Plan/Major Site Plan review**, **those procedures do not allow contesting the appropriateness of the use**. Given that the Assembly has recently deleted onsite parking requirements and suspended design standards in many cases, it is unclear whether those procedural reviews would avoid or minimize offsite impacts on residential neighborhoods.
5. It is my opinion that these **proposed changes, while aspirational; have not been thought out**, and that the current use requirements should be maintained until there is a meaningful effort to involve all stakeholders in crafting an acceptable revision.

Finally, the definitions of land use review requirements from Title 21.03.180 have been excerpted in an attempt to show the requirements of use reviews. Note that both the Major Site Plan Review and Conditional Use procedures require public hearing before the Planning and Zoning Commission or the Urban Design Commission depending on the nature of the use.

**Definition of Use Review Requirements from Anchorage Code 21.05 and 21.03.180**

1. **Permitted Uses** (spelled out as “permitted” in the preceding tables) indicates that the use is allowed by right in the respective zoning district. Permitted uses are subject to all applicable regulations of this title, including the use specific standards set forth in this chapter and the development and design standards set forth in chapter 21.07. ***[note – there is no notice to adjacent property owner, public notice, or public hearing requirement]***
2. **Site Plan** - this indicates that the use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.03.180C., Administrative Site Plan Review. The site plan review process is intended to determine compliance with the development standards of this title, not to review the appropriateness of the use itself. ***[note - this requires that an administrative permit notice be displayed in a prominent place. When a section of Title 21 calls for administrative site plan review with notice, written (mailed) notice and posted notice shall be provided at least 45 days before the date of decision. There is no public hearing requirement]***
3. **Major Site Plan Review** “M” in a cell indicates that the use requires major site plan review in the respective zoning district, in accordance with the procedures of section 21.03.180D., Major Site Plan Review. The site plan review process is intended to determine compliance with the development standards of this title, not to review the appropriateness of the use itself. For non-residential development with a gross floor area of 100,000 square feet or greater, and for residential development of 140 units or more, the decision-making body shall be the planning and zoning commission. For all other major site plan reviews, the decision-making body shall be the urban design commission. A community meeting is required in accordance with subsection 21.03.020C, and a public hearing is required before the appropriate commission.
4. **Conditional Uses** “C” in a cell indicates that, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, Conditional Uses. Throughout this title, the term “conditionally allowed” means that approval through the conditional use process is required. The conditional use approval procedure is intended for situations where a use may or may not be appropriate in a district, depending on the specific location, the use characteristics, and potential conditions to decrease the adverse impacts of the use on surrounding properties and/or the community-at-large. It also provides a discretionary review process for uses with unique or widely varying operating characteristics or unusual site development features. The procedure provides public review and evaluation of a use's operating characteristics and site development features through a public

hearing process. A community meeting is required in accordance with subsection 21.03.020C, and a public hearing is required before the planning and zoning commission.

5. **Multiple Abbreviations** Where table 21.05-1 indicates more than one abbreviation for a particular use, such as “P/M” or “S/M,” then the applicable review procedure is determined by size, geographic location, or other characteristic of the use as specified in this code.
6. **Prohibited Uses** A blank cell indicates that the use is prohibited in the respective zoning district.

Use	R1/R2a-d	other residential (R2M-R10)
<b>Residential</b>		
Dwelling/mixed use	new/Permitted	Permitted
Dwelling multi-family	new/Permitted	Permitted
Dwelling/townhouses	new/Permitted	Site Plan
Dwelling/mobile home	new/Conditional	new/Conditional
Manufactured home community	new/Conditional	Conditional
<b>Group Living</b>		
Assisted living facility (9+)	new/Conditional	Permitted
Habilitative care (9-25)	new/Permitted	Permitted
Habilitative care (25+)	new/Permitted	Permitted
Rooming House	new/Permitted	Permitted
Transitional Living facility	new/Permitted	Permitted
<b>Community Uses</b>		
Childcare center (9+)	new/Site Plan	Site Plan
Community center	new/Permitted	Site Plan
Government/Civic center	new/Permitted	new/Permitted
Social Service Facility	new/Conditional	Conditional
<b>Cultural facility</b>		
Aquarium	new/Permitted	new/Permitted
Botanical Garden	new/Permitted	new/Permitted
Museum/Cultural Center	new/Permitted	new/Permitted
<b>Educational facility</b>		
Boarding School	new/Permitted	Major Site Plan
College/University	new/Permitted	new/Major Site Plan
Instructional Services	new/Conditional	Conditional
Vocational School	new/Permitted	new/Permitted
<b>Health Care Facility</b>		
Health Services	new/Permitted	Permitted
Nursing Facility	new/Site Plan	Site Plan
<b>Parks and Open Areas</b>		
Community garden	new/Permitted	Permitted

<u>Use</u>	<u>R1/R2a-d</u>	<u>other residential (R2M-R10)</u>
<b>Public safety facility</b>		
Community/police station	<b>new/Permitted</b>	Permitted
Public Safety facility	<b>new/Major Site Plan</b>	<b>new/ Major Site Plan</b>
Railroad passenger center	<b>new/Permitted</b>	<b>new/Permitted</b>
Transit center	<b>new/Site Plan</b>	<b>new/Site Plan</b>
<b>Commercial uses</b>		
Animal Boarding	<b>new/Conditional</b>	<b>new/Conditional</b>
Retail/pet services	<b>new/Permitted</b>	Permitted/Conditional
Veterinary Clinic	<b>new/Permitted</b>	Permitted/Conditional
<b>Community Uses</b>		
Civic/convention center	<b>new/Conditional</b>	<b>new/Conditional</b>
Club/lodge/meeting hall	<b>new/Permitted</b>	Conditional
Fitness/recreational	<b>new/Permitted</b>	Permitted
Movie Theater	<b>new/Permitted</b>	<b>new/Permitted</b>
Theater company	<b>new/Permitted</b>	<b>new/Permitted</b>
Bar	<b>new/Site Plan</b>	<b>new/Site Plan</b>
Restaurant	<b>new/Permitted</b>	Permitted
Financial Services	<b>new/Permitted</b>	Permitted
Business Services	<b>new/Permitted</b>	Permitted
Small equipment rental	<b>new/Permitted</b>	<b>new/Permitted</b>
Auction house	Conditional	Conditional
Convenience store	<b>new/Permitted</b>	<b>new/Permitted</b>
Farmers market	<b>new/Permitted</b>	<b>new/Permitted</b>
Furniture/appliance store	<b>new/Permitted</b>	<b>new/Permitted</b>
General retail	<b>new/Permitted</b>	<b>new/Permitted</b>
Grocery store	<b>new/Permitted</b>	<b>new/Permitted</b>
Liquor Store	<b>new/Conditional</b>	<b>new/Conditional</b>
Pawnshop	<b>new/Conditional</b>	<b>new/Conditional</b>
Camper Park	<b>new/Conditional</b>	<b>new/Conditional</b>
Extended Stay lodging	<b>new/Conditional</b>	<b>new/Conditional</b>
Hostels	<b>new/Permitted</b>	<b>new/Permitted</b>
Hotel/Motel	<b>new/Permitted</b>	<b>new/Permitted</b>
Inn	<b>new/Permitted</b>	<b>new/Permitted</b>
marijuana testing	<b>new/Special Land Use Permit</b>	Same
Marijuana Sales	<b>new/Special Land Use Permit</b>	Same

Use R1/R2a-d other residential (R2M-R10)

**Industrial Uses**

Data processing facility	<b>new/Conditional</b>	<b>new/Conditional</b>
Dry cleaning establishment	<b>new/Conditional</b>	<b>new/Conditional</b>
Research laboratory	<b>new/Permitted</b>	<b>new/Permitted</b>
Cottage crafts	<b>new/Permitted</b>	<b>new/Permitted</b>
Manufacturing light	<b>new/Site Plan-Conditional</b>	Same
Warehouse/wholesale general	<b>new/Permitted</b>	<b>new/Permitted</b>
Warehouse/wholesale light	<b>new/Permitted</b>	<b>new/Permitted</b>

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Claudia Tio-Cartagena 220 W Manor Ave Anchorage, AK 99501	claudispaolatio@gmail.com	907-242-6405	8/29/2025 1:49:16 AM
I support TSDO. Anchorage desperately needs both more housing and more walkability. As a North Anchorage resident currently attending law school out of state, I am worried about not being able to afford to live in Anchorage when I return to Alaska. If we really want to address our city and state's out-migration crisis, we need to make Anchorage more affordable for families, young professionals, and the working class. The only way to reduce housing costs is to increase housing supply and build more housing.			

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Marka Anchorage, AK 99508	brooks.marikaanne@gmail.com	907-242-6405	8/28/2025 1:23:51 PM
	<p>In reviewing the maps, some of the areas excluded do not make sense. Map 6 showing the 36th Avenue corridor excludes the south 1/2 of College Village and all of Geneva Woods while most of the remainder of 36th avenue has the 1/4 mile coverage. The same is true on in areas along Muldoon Road and Dimond Boulevard. Staff tells me that these boundaries are necessary to have equity in housing distribution, but the maps do not reflect the equity.</p>		
Marka Anchorage, AK 99508	brooks.marikaanne@gmail.com		8/28/2025 1:25:37 PM
	<p>Start with development in blighted areas and along higher functional classification streets where supported by district plans. Evaluate the effectiveness of the TSDO building incentives and change in requirements before advancing into R1 neighborhoods.</p>		

## **Anchorage2040**

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**From:** Edith Repp <edithmrepp@gmail.com>  
**Sent:** Monday, August 25, 2025 6:23 PM  
**To:** Anchorage2040  
**Subject:** TSDO Comments - Against

**[EXTERNAL EMAIL]**

Hello,

I have not had a chance to thoroughly review the plan but I do have concerns about:

Building heights  
Number of units allowed  
No requirements for off street parking

These appear to be inappropriate uses for our neighborhood.

I am against this plan as it currently stands.

Thank you,

Edith Repp  
1246 Annapolis Drive  
Anchorage 99508

9972239128

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Marka Brooks			8/21/2025 8:55:17 AM
	<p>Remove the following permitted uses listed in Table 21.05-1, Table of Allowed Uses – Residential, Commercial, industrial and Other Districts from R1 areas or include only on properties fronting arterial streets or within town centers:</p> <ul style="list-style-type: none"> <li>Vet Clinic</li> <li>Retail and pet services</li> <li>Club/Lodge/Meeting Hall</li> <li>Movie Theater</li> <li>Theater company or dinner theater</li> <li>All food and beverages services</li> <li>All retail sales should be fronting arterials or minor arterials not local streets</li> <li>If the idea is to have no short-term rentals, why are hostels, hotel/motel and extended stay lodgings and ins listed as permitted use?</li> <li>Research laboratory</li> <li>Any retail businesses should be confined to higher functional classification streets (arterials, collectors) or town centers. They should not be permitted along local or neighborhood streets.</li> </ul>		
Marka Brooks			8/21/2025 9:00:15 AM
	<p>Re Table 21.05-3 Table of Accessory Uses, Residential. On-site wastewater systems should not be allowed within the TSDO areas. Doing so would make future redevelopment problematic. On-site accommodation of storm water is another thing and should be encouraged. Given the fact that increased lot coverage will create more impervious surfaces will affect storm water infrastructure, we should include provisions and incentives for rain gardens and onsite treatment of stormwater.</p>		
Marka	brooks.markaanne@gmail.com		8/21/2025 9:01:29 AM
Anchorage, AK 99508	<p>Table 21.06-3 – Setback in R1 Areas with alleys should not be reduced to 5 feet. Current ADU's within Rogers Park have difficulty providing alley parking and accommodating waste disposal with only a 5 foot setback.</p>		

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
<p>Kristine 9321 Nettleton Drive Anchorage, 99507</p>	<p>stoechnerkris@gmail.com</p>	<p>9072404324</p>	<p>8/21/2025 8:13:41 AM</p>

I am very concerned about this project...There seems to be clouded transparency, and it appears the mission is already written. Why were not ALL Community Councils involved? Some CC's will be affected more than others. Those being affected should have a representative. No one can identify which CC's are represented. Who are they?

How are the main roads in Anchorage going to be affected? More bike lanes taking up room for cars? Remember, only 1% plus or minus .5% are walkers and bikers as per the census.

While I support some of the ideas concerning this layover, I do NOT support remodeling our road system. Any changes to roads should include an economic study so we know how the existing businesses will be affected. When businesses were surveyed on the Fireweed project, they were NOT in favor of a two-lane system but recognized the three-lane system would work for all.

As I see it being put forward, I think it will become another "downtown" mess when it concerns the roads.

Thanks for your time!

Kris Stoechner

## Anchorage2040

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**From:** Jason Norris <jasonmnorris@aol.com>  
**Sent:** Tuesday, August 19, 2025 8:03 AM  
**To:** Anchorage2040  
**Subject:** TSDO Comments - Neighborhood Character

### [EXTERNAL EMAIL]

Good Morning All,

I just wanted to reach out after last night's meeting to thank you for convening these and to offer feedback on a couple of points. I did not send this to the entire group "memo style" because I'm acutely aware of not wanting to dominate the conversation. I was happy to do the first memo to signal to people that they should speak up and provide thoughts. I'm cautious about a second one because I don't want to get into the territory of being the person who speaks too much and is listened to less because of it. However, I did notice one change in the TSDO AO that I feel warrants your reconsideration and I wanted to provide feedback on an item we didn't get to last night because if it was important enough to put on the agenda, it's important enough for me to take time to share thoughts on it.

First, I would ask that you reconsider the business hour limitations in TSDO. My first thought is that many people who need childcare need to be at work by 8am. If childcare within a short walk is not open until such time as a parent needs to be at work, then there is essentially not childcare within a short walk. Additionally, by 8am some folks (like me) are well into their workday. My workday starts at 6am and has for nearly two decades. People who want to grab coffee and a bagel and be at work by 6am will logically need those businesses to be open before 6am. I don't know whether you want to allow rolling opening times for various facilities, as that may get complicated, but if you do, I'd recommend earlier opening times for those facilities that serve an early morning purpose. Similarly, I feel 10pm may be a bit early for some businesses to close. I won't belabor the point. I just feel there is additional benefit to be gained here.

Second, I do want to share some thoughts on "neighborhood character". I want to compliment Graham on his deft definition of the extreme ends of the spectrum that opinions on this topic occupy. I will confess that my upbringing in a region (and family) with a long history and ongoing issue with both overt and covert racism informs my opinion on this topic. I will avoid asserting racism here. However, if you will allow me to quote a well-known text, "You will know them by their fruits." In that vein, here are the fruits I've seen in relation to "neighborhood character". It is never used to be inclusionary. It is never used to encourage more housing. It is always used to block or discourage more housing. It is always used to be exclusionary. It is almost always used by a certain demographic of people and in ways that evoke a sense of defending against an invading horde. Whether or not there is underlying racism, it is difficult to deny that there is at the very least a strong undercurrent of classism. I also think it's a point with very little value. Prior to widespread adoption of zoning, cities grew organically in ways that resemble that which TSDO seeks to encourage. It is a point worth reiterating that when we visit cities outside Alaska, those are the types of neighborhoods we are all organically drawn to. To whatever degree neighborhood character is a thing, it is a relative one and therefore carries value only to the beholder (or consumer, if you will). Therefore it is less a good with a quantifiable value than it is purely a personal preference similar to the purchase of a certain type, color, and make of vehicle. And as a personal preference, it behooves Anchorage to have neighborhoods of all types so that people with different preferences can have their individual needs met (or in Economics speak, desires maximized). As I expressed in my exchange with the gentleman at the far end of the table last night, we have many neighborhoods that prioritize "trucks and toys". We have almost none that prioritize people and place. My final point on this is that

we cannot allow neighborhood character to be valued more than people having a place to lay their heads at night or for future generations to have the ability to call Anchorage home. Since we have established that neighborhood character is, at best, a personal preference, it goes without saying that personal preference cannot overrule basic human needs. In the interests of belated and overdue brevity, I'll stop here, but I am happy to elaborate further should you like. I appreciate the opportunity to offer my feedback on this topic. I look forward to our third meeting in September.

Respectfully,  
Jason Norris

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Brian Kramp 2621 Glenwood St. Anchorage, AK 99508	kramperb@gmail.com	9072018995	8/18/2025 7:54:56 PM

I live in a neighborhood that would be affected by these changes and I strongly oppose the proposed TSDO. While I support better transit and smart growth, this ordinance goes too far and threatens the character of our neighborhood.

The permissible densities of 25–36 units per acre are out of scale for our neighborhood and would strain roads, parking, and utilities without any guarantee of improved transit. The overlay also removes safeguards like height transitions, design standards, and open space requirements. These are important details to ensure successful integration.

Anchorage does need housing solutions, I wont argue that. I support the spirit of this initiative generally, but like most things the devil is in the details. Please slow this process down and gather more feedback from affected communities.

Thank you!

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Gianna Macri 4611 Piper St, Apt B12 Anchorage, AK 99507-1579	I support TSDO. Cities are safer and healthier and businesses thrive when there is abundant public transit and walking and biking infrastructure. Cities are for people, not cars		8/14/2025 1:53:19 PM

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Hannah Amick Anchorage, AK	Hannahamick525@gmail.com	4063148607	8/14/2025 1:27:53 PM
<p>I'm writing in support of the TSDO as a person who resides, works, walks, and bikes in Anchorage. Biking and busing to work has saved me hundreds of dollars in gas this year and I would love this kind of benefit to be more accessible to other residents of this city. Even as an experienced cyclist, biking in Anchorage beyond the bike paths can be a harrowing experience. Cars rarely look out for you and you're forced to choose between biking next to vehicles going 40-60mph or biking on narrow sidewalks with pedestrians. It's no wonder that many in Anchorage choose to drive rather than face these conditions, even for short commutes. Conducting future development with transit in mind will allow more freedom for Anchorage residents to choose how they move around the city, creating a healthier and safer community.</p>			

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Jordyn Anchorage, AK 99517	jordyntherriault@gmail.com	+19077509172	8/14/2025 11:42:20 AM
<p>I am a long time resident of West Anchorage. I support this measure to build more housing near public transit to help increase the access and walkability in our city and neighborhood. I live near the airport, and I wish there were more dining, grocery, and retail spaces mixed in with residential, so that I would not need to use my car and gas every time I popped to the store for a few items. Building housing nearer to public transit is the first step in making anchorage neighborhoods less isolated.</p>			

# Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Marka	brooks.markaanne@gmail.com	907-242-6405	8/14/2025 8:30:09 AM
Anchorage, AK 99508	<p>I support the need for higher density housing and the intent of this ordinance. Development done well is important. In my 50+ year residence in Alaska, I've certainly seen poor execution of higher density affecting site access, local street networks, parking elimination, right of way and maintenance. I don't want us to go there. The proposed housing is too important.</p> <p>While I understand the Mayor's office and Planning Department formed a working group and invited participants, the approach limited participation in several ways. The invitation came in summer months, did not have broad reach and was limited by the lottery performed by the Federation of Community Councils. Many councils do not meet in the summer, and, while this ordinance is important, it should not be prepared in a vacuum.</p> <p>Many single family-two family neighborhoods, like Rogers Park are considered desirable because of the scale of development, the lower levels of traffic and on-street parking and proximity to shopping, recreational trails and are very walkable due to the grid design. This increases the value and the price of homes, affordability of homes and rental prices. Rogers Park is seeing the benefits/challenges of Accessory Dwelling Units in the last 5 years. This proposal is an order of magnitude change and may not be welcome.</p> <p>Property owners have made a significant investment in their homes and there is the potential for adverse effects on value as single-two family homes were this ordinance to pass as it is.</p> <p>Multi-family and mixed-use development, if not done with sensitivity to neighborhood context and scale can degrade neighborhood character and property value, particularly single family/two family neighborhoods. Height, lot coverage, and increases in on-street parking and traffic can contribute to adverse impacts. A thoughtful approach, including design standards and an appropriate review process can accommodate both increased housing density/mixed use while maintaining neighborhood scale and desirability.</p> <p>Process</p> <p>Timing of these ordinances covering the TSDO and comprehensive plan/land use plan updates seem like putting the cart before the horse.</p> <p>The ordinances are being pursued while these plans are being updated, and represents a major change to land use and implementation of those plans and work on the ordinances should be suspended and coordinated of that effort.</p> <p>The work should include comprehensive involvement of stakeholders in developing and reviewing this ordinance because the zoning overlay would practically change the current zoning in single-two family residential zones to multi-family without any notice to all affected property owners. A table provided by the Municipality indicates that over 29,000 residentially zoned parcels are within the overlay, roughly 33% are zoned R-1 through R-2D</p> <ol style="list-style-type: none"> <li>1. Please involve all 21 Community Councils affected by TSDO in reviewing and revising the ordinance. Only 6 CC's are represented on the working group. One, resolution supporting TSDO passed by Abbott Loop CC in February, before the ordinance language was released to the public.</li> <li>2. Working Group meetings should allow detailed discussion and not limit participation from one to another. Compromises come when participants can hear each</li> </ol>		

other's views and learn from each other. Participation also builds a constituency for change—the change the proponents want.

3. Allow enough time between when community councils reconvene in September and the next PZC meeting for testimony and where action may be taken

4. Provide broad public notice, a compass article, news coverage in some fashion. If funding is not available for the process, imagine what the process will look like and cost if there is broad public pushback opposing the action. While called a zoning overlay, this is effectively a rezoning of single-two family residential areas to multi-family/mixed use. Had this been done for a simple rezone request under current regulations, there would be notice of affected property owners and a public hearing.

#### Uses

Proposed uses and the review process include some that are inappropriate for single-two family neighborhoods and no justification for a change has been provided. Please keep use and review status intact for single-two family neighborhoods.

Where uses are proposed to be allowed, some should be conditional /major site plan review for single/two family neighborhoods which would allow individual community councils to weigh in.

#### Dimensional Standards

We appreciate the changes made to graduate the height limits down further back from major transit routes (75 feet down to 48 feet), however, 48 feet in established single-two family neighborhoods is still too tall. These neighborhoods should be excluded from the overlay, height limits kept to current underlying zoning district requirements (an alternative mentioned on the posters), or design and review standards adopted to prevent shading and blocking solar panels.

Setbacks should be kept to current underlying zoning district requirements (an alternative mentioned on the posters) in single-two family residential zones.

100% lot coverage does not make sense given requirements for setbacks being preserved. Please clarify.

Where there is a large plot of land subdivided for the purpose of tiny homes, 1400 square foot lots make sense. In that case there would still be safety, fire equipment access, vehicle parking, and snow storage requirements to work out.

For similar reasons, it makes no sense to allow individual 1400 square foot lots in existing single-two family neighborhoods. There would also be adverse effects on neighbor scale and avoiding on-street parking would be a problem.

Onsite parking and parking in the street is an issue in many neighborhoods. How will this be addressed in the ordinance as density increases?

Adding more impervious area to our city will have storm drain implications. How will they be addressed?

Is work underway to address how the 10,000 home initiative will impact utilities (water, gas, electric and wastewater)?

How will Design Standards be maintained for all development especially regarding onsite parking, snow storage, solar access and scale in existing neighborhoods?

What does it mean that "Property owners can opt in to the overlay or maintain their current zoning"? Can an entire neighborhood opt out?

Consider targeted/phased implementation. Rather than applying the revised uses, dimensional standards, and other aspects across the entire overlay, do the following:

- a. Start with non-single family/two family neighborhoods and see what works
- b. Start with neighborhoods where community councils and plans support this concept
- c. Take a year, see if this encourages more density/mixed use, and look at intended and unintended consequences
- d. Then consider including additional neighborhoods with lesson learned

I look forward to continuing to work with Planning to develop an ordinance I can support.

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Casey Chandler PO BOX 1243 Dillingham, AK 99576	CASEYSCHANDLER@GMAIL.COM	907-726-3603	8/13/2025 1:20:48 PM
<p>I am in support of Transit Supportive Development Overlay, more housing near mass transit, and housing near pedestrian friendly ways to traverse Anchorage. I lived in Anchorage for a year and a half &amp; I travel often to Anchorage and have found myself severely limited in non-car mobility around town. Sideways either don't exist or get plowed in winter, making travel to Anchorage and the life sustaining errands that must be done that much more difficult-even for an able-bodied young person. I look forward to seeing this policy support our Alaskans. Thank you.</p>			

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
David and Diana Evans 2518 Galewood St Anchorage, AK 99508	galed3e3@gmail.com	907-519-4150	8/12/2025 8:24:28 PM
	Please postpone the hearing on the TSDO ordinances until at least mid- to late-November, when all of the affected community councils will have had an opportunity to inform their members about them and pass resolutions. The proposed changes are extreme and warrant a public involvement process that far exceeds the minimum required, but as of now, the process looks and feels like was intended to quickly fly under the radar, with everything scheduled to happen in the summer, with little to no notice about the July 14 PZC hearing, only one week for councils to round up names to put in the lottery for the work sessions, work sessions limited to only six councils but open to housing advocates, little to no notice about the upcoming PZC hearing, nothing in the new, no outreach to land owners, etc. That is not a good city planning process.		

## Anchorage2040

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**From:** Downey, Graham P.  
**Sent:** Monday, August 11, 2025 12:27 PM  
**To:** Sanford Rabinowitch; Anchorage2040  
**Subject:** Re: TSDO comments  
**Attachments:** TSDO-Graham.pdf

Thanks for this, Sandy.

I'm adding our planning team so they can make sure this gets in the record.

Certainly, we'll be doing more outreach to help inform folks about the changes. But I'm hesitant to call this process "fast," when it's been in our plans for over 20 years, been in active discussion for the last year, and not likely to be voted on by the Assembly for another 3 months.

And while I understand there are real concerns about shadows and parking, it's not enough to say: we should limit the TSDO because there might be shadows or there might be parking congestion. To the degree you have ideas for ways we could mitigate those risks, please do suggest solutions, but know that we'll have to weigh the benefit of those regulations against the costs that they impose on housing, and thus far, the community has pretty clearly told us to prioritize housing.

Of course, we have taken some of those factors into consideration. Fire, for example, is one reason why the TSDO doesn't extend to the Hillside. And when it comes to parking, do we need more of it? Anchorage streets have considerable on-street parking capacity. And even without parking minimums, developers seem to be building adequate parking because homeowners and renters want it. To the degree parking does become an issue, we should take seriously on-street parking management strategies like meters and permits.

Again, thanks for your thoughts and engaging in the process. I look forward to more conversations about this and many other topics!

-Graham

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**From:** Sanford Rabinowitch <sprejb@gmail.com>  
**Sent:** Monday, August 11, 2025 8:04 AM  
**To:** Downey, Graham P. <Graham.Downey@anchorageak.gov>  
**Subject:** TSDO comments

[EXTERNAL EMAIL]

Graham,

I am trying to come up to speed on the proposed TSDO proposal. I appreciated being able to attend the meeting in city hall recently and will try to attend the next meeting on the 18th of August to learn more. Attached are my initial comments. I look forward to learning more and having the opportunity to further discuss and reflect on the many associated issues.

Sandy Rabinowitch

August 11, 2025

Graham Downey, Deputy Chief of Staff

We recently became aware of the proposed Transit Supportive Overlay Ordinance (TSDO) that will affect our neighborhood, and many others, and attended the August 4 working group meeting in city hall with the goal of learning more about the subject.

We came away feeling as if the Municipality is pushing this TSDO through an abbreviated public process with a large deficit of public notice. On matters like this, we usually gain information through news articles, public notices and the Turnagain Community Council (TCC), but as you know TCC takes a summer recess. Additionally, we have not seen nor heard anything about this in local media, nor have we directly received any notice. We project that hundreds, perhaps thousands, of residents and business owners are similarly in the dark. We understand that the proposal is still in the works; however, because of the potentially enormous effects on zoning, established neighborhoods and on-the-ground land use, the process is moving too rapidly.

We support building more housing and increased density in some parts of Anchorage. However, it must be done thoughtfully, with community input and support. The breadth of this proposal is more of a re-zoning than an "overlay." It appears blind to the many realities of living in a winter city where daylight, solar access, snowplowing and green spaces are important components of making Anchorage a healthy place to live. Increased density should be carefully located to enhance, not detract from, many livable features of areas in the Muni. When built out, existing and future residents should not suffer from lack of sunlight and green spaces nor have the streets clogged daily for lack of on-site parking, making snowplowing more difficult and more expensive for the Municipality. We also think about the recent Los Angeles fires where fires in neighborhoods proved unstoppable and wonder what thought has been given to the new reality of increased fire susceptibility. Starting with a phased and targeted area to see what works would be a better approach. Working to identify parts of the Muni with land that is vacant or already mixed use (which does exist) would be a way to see what works in our winter city.

We ask that this effort slow down and that much greater municipal effort be put forth to make the affected public aware. Presentations to Community Councils should be held well before any action is taken, giving them time to digest the proposal, ask questions, get answers and provide comments. Importantly, because of the substantial economic and quality of life effects, property owners affected by this overlay should all be notified by the municipality well before the proposal comes before the Planning & Zoning Commission and the Assembly, as usually required by municipal code.

Sincerely,

Sandy Rabinowitch

## Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Col Lockard 2401 Ingra Street Anchorage, AK 99508	lockard.col@gmail.com		7/29/2025 2:02:01 PM
<p>I support the proposed Transit Supported Development Overlay (TSDO). The TSDO offers Anchorage the opportunity to build a greater variety of affordable housing, prioritize bus services and walkability over car dependency, and make services more conveniently located. A greater number of affordable housing options will provide shelter for Anchorage residents who might otherwise be forced to live in dangerous conditions. Improved infrastructure for pedestrians and users of public transit increase community safety and public health. Zoning that allows for commercial use within neighborhoods encourages entrepreneurship and local businesses. I advocate for the passage of the Transit Supportive Development Overlay because it helps clear the way for endeavors that will make Anchorage a more affordable, safe, and fun place to live.</p>			

PZC JULY 14, 2025 *Comments From Eleanor Andrews*

In the last couple of years we citizens have been flooded with ordinances changing or proposing to change fundamental residential zoning rules. These changes are upending values and goals built over Anchorage 2020's four-year public process when thousands of citizens spoke out in public meetings.

Since 2023, zoning changes have

- eliminated residential and commercial parking minimums;
- eliminated single-family zoning;
- redefined duplexes to include 2 detached buildings;
- approved a years-long pause on certain design rules (5-units or more),
  - o waiving requirements for variety across building facades,
  - o spacing among buildings,
  - o pedestrian access to front doors,
  - o sunlight design features and landscaping;
  - o reducing setbacks from 10 feet to 5 feet for many neighborhoods.

Now we're faced with a proposal to make even more profound changes to our residential neighborhoods. The Planning and Zoning Commission is holding a hearing on this proposal before affected neighborhoods have even been informed of this proposed ordinance, much less given an opportunity to ask questions and understand its implications.

It should also be pointed out that it was scheduled right after the busiest weekend of the summer.

Public hearings and testimony should come after all affected parties have been notified and provided with a clear and complete summary of proposed changes, and given the chance to ask pertinent questions.

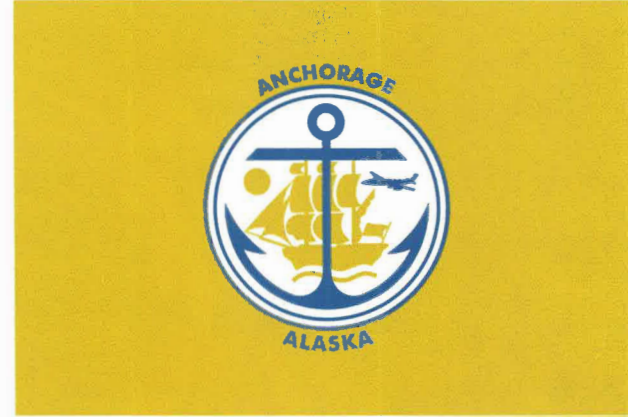
This proposal finishes the shredding of Traditional Neighborhood zoning Standards that

- Invite people to walk,
- Assure sunlight onto neighboring properties,
- Minimize traffic on neighborhood streets,
- Build urban enclaves by targeting density, not sprawling it.

Homeowners are being asked to sacrifice the value of their homes – both in dollars and peaceful domesticity.

1. There has been no consensus that homeowners want rezoning more than we want to achieve our goals from 2020
2. We need facts before changing our values and goals to ‘add housing at any cost.’
  - 2040’s housing construction goals no longer apply given that our population is less than it was in 2010.
  - National transportation planners told us during a recent planning effort (the Metropolitan Transportation Plan) that Anchorage was the least dense city they have worked with and this ordinance simply reinforces and adds to that lack of density.
  - What role have variances and rezonings played in the lack of urban density today?
3. Why are we desperate for rezoning to reduce costs when Anchorage is already one of the most affordable metro areas in the nation?

*I'll end my comments by respectfully requesting an open vigorous public awareness and participation process. Eleanor Andrews*



## Saint Mary's Episcopal Church supports TSDO to help develop 120+ affordable housing units

Duane Heyman, Committee Co-Chair

## Planning and Zoning Commission July 14, 2025



Existing

120+  
Affordable  
Housing units-  
Concept Only

33 of 45

87 of 103

# Saint Mary's Episcopal Church

- 19-acre campus; **9 excess acres can house 120+ families**
- Successfully developed and operates the 15-unit **Thomas Center for Senior Leadership**
- History of community engagement and support
  - **69 Partners In Service organizations**
- **Saint Mary's Creative Playschool** – the oldest in Alaska
- Working with Campbell Park Community Council
- Community garden, orchard, FISH food warehouse

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# Thomas Center for Senior Leadership 15-unit senior housing community



35 of 45

SALT . Agnew::Beck . DOWL

May 2022

89 of 103



Congregational visioning process supported by:

- SALT (Michael Fredericks) – coordination
- AGNEW::BECK – financial and market research
- DOWL Engineers – platting, zoning, infrastructure

Engage Plan Implement





Proposed Concept Building 1

Existing St. Mary's Church

T. C. Garden, Path & Greenhouse

Existing Thomas Center

Garden

Orchard

Proposed Concept Building 3

Proposed Concept Building 2

Campbell Creek Trail

# Tudor Road

Saint Mary's Greatland  
Subdivision Tract C  
needs unified RO zoning;  
now mixed RO, R3, R2

PLEASE MAKE SURE IT IS  
IN TSDO MAP!



120+ affordable units-  
Concept Only

Existing

39 of 45

93 of 103





## Saint Mary's Episcopal Church contact Information

Saint Mary's Episcopal Church  
2222 E. Tudor Road  
Anchorage, AK 99507

Duane Heyman, Committee Co-Chair  
907-350-2934  
[duaneheyman@icloud.com](mailto:duaneheyman@icloud.com)

The Reverend Michael Burke  
907-563-3341  
[michael@godsview.org](mailto:michael@godsview.org)

## Anchorage2024

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**From:** Ayse Gilbert  
**Sent:** Monday, July 14, 2025 4:02 PM  
**To:** Anchorage2040  
**Subject:** Re: TDSO comments

[EXTERNAL EMAIL]

I have just re sent the comments as a pdf. Hope it works. Ayse Gilbert

On Mon, 14 Jul 2025 at 12:21 pm, Anchorage2040 <[Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)> wrote:

I could not open your document to read it. Can you send in as a PDF or in an email instead of as an attachment?

Sue



Planning Department  
MUNICIPALITY OF ANCHORAGE

Susan Perry  
Principal Office Associate •  
Planning Department  
Long-Range Planning Division  
Email: [susan.perry@anchorageak.gov](mailto:susan.perry@anchorageak.gov)  
Phone: (907) 343-7921  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)

-----Original Message-----

From: Ayse Gilbert  
Sent: Saturday, July 12, 2025 3:37 PM  
To: Anchorage2040 <[Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)>  
Cc: Downey, Graham P. <[Graham.Downey@anchorageak.gov](mailto:Graham.Downey@anchorageak.gov)>  
Subject: TDSO comments

[EXTERNAL EMAIL]

## Anchorage 2040 TDSO

July 13, 2025

From Ayse Gilbert

Thank you for the opportunity to comment on the Anchorage TDSO proposal. Having spent 6 years on the Transit Advisory Board in Anchorage, I believe that transit development is a valuable component of a well designed and functioning community. The current proposal, however, does not create better urban design, or a better functioning city. It appears to be geared to developers and builders, giving them a much freer hand in what ever projects they wish to build, with little zoning or planning interference. Here are some of the larger concerns.

**10,000 in 10 years :** This new arbitrary housing metric seems to be driving the bus ( sorry!) Using transit as the only criteria to create radical new zoning is deeply flawed, especially before it is clear what type of housing is needed, and where it is needed. Cook Inlet Housing should be used as a very good model for housing .

**Research is needed. Develop a comprehensive plan showing what housing requirements will be needed for the next 20 years, and in what parts of the city should denser development be encouraged . This needs to be completed before large zoning changes.**

**Transit overlay concept:** Transit is more than buses, and the ability to walk to a bus stop. The current overlay does not deal with the broader aspect of what transit can be. A better overlay should consider pedestrian oriented areas ( no cars ) biking, trails, street cars, narrow rail, cars, and buses. In addition, coordination between street and sidewalk maintenance has always been lacking in Anchorage .

**Redesign overlay with narrower areas of zoning changes, and consider the requirements and community needs of individual neighborhoods. Create other overlays ( historic, sustainable, open space) that co-ordinate with a transit overlay.**

**Changes to lot size, lot coverage and building heights:** These 3 proposed zoning changes work in conjunction. If they are approved, with no context, or sensitivity to design, much open space will be eliminated, unattractive row houses will be densely built that ignore light and green space requirements, monolithic walls of condos will be build that close off neighborhoods, and few people will be attracted to live in areas where this lack of design is rampant.

**Reconfigure these three zoning changes. Increase minimum lot size to 3000 sq ft. Decrease maximum lot coverage to 70%, and increase green space requirements. Keep most building heights to 4 stories, and encourage stepped back tall building design. Encourage clusters of small homes on larger lots, with increased green space, and a modest amount of on site parking.**

Anchorage does need better and more affordable housing, better transit and better urban design. As is, this transit overlay does not accomplish any of this.

Please feel free to contact me with any questions. email; [ayserose53@gmail.com](mailto:ayserose53@gmail.com)

# Public Comments: 2025-0030

Commenter	Email	Phone Number	Submitted
Nithya Thiru			7/14/2025 3:01:13 PM
<p>I stand in strong support of the Transit Supportive Development Overlay. As you know, Anchorage faces a housing shortage crisis. TSDO will help address this shortage by encouraging and making possible the development of more multi-unit housing and mixed use development throughout the municipality. I was born and raised in Anchorage, and for the 30+ years that I have lived in the city, I have witnessed the challenges that many residents face due to urban sprawl. People who do not have access to personal vehicles cannot easily navigate the city by foot or public transit. I believe that TSDO would change this for the better, increasing access to housing, transportation, and local businesses that sustain our community.</p>			

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**Public Hearing Extension Request**

**Email from Assembly Member Baldwin Day**

**PZC Case No. 2025-0030**

**Establishing a Transit-Supportive  
Development Overlay**

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**Babb, Melisa R.K.**

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**From:** Baldwin Day, Erin <[Erin.Baldwin.Day@anchorageak.gov](mailto:Erin.Baldwin.Day@anchorageak.gov)>  
**Sent:** Friday, August 29, 2025 11:07 AM  
**To:** Babb, Melisa R.K. <[melisa.babb@anchorageak.gov](mailto:melisa.babb@anchorageak.gov)>  
**Cc:** Downey, Graham P. <[Graham.Downey@anchorageak.gov](mailto:Graham.Downey@anchorageak.gov)>; Martinez, George <[George.Martinez2@anchorageak.gov](mailto:George.Martinez2@anchorageak.gov)>  
**Subject:** Request to Planning & Zoning Commission re: Case #2025-0030

Dear Director Babb,

I'm writing to request that the Planning & Zoning Commission consider extending the public hearing on PZC Case 2025-0030 (Transit Supportive Development Overlay) through their regularly-scheduled October 03 meeting, for purposes of allowing additional time for members of the public and community councils to submit testimony & resolutions, respectively. While I am fully aware that the Planning & Zoning Commission is empowered to conduct its business free from influence or interference by legislators, as a sponsor of the policy in question I would appreciate their support in ensuring that there is ample opportunity for public comment to PZC beyond the summer months.

Would you facilitate the transmittal of this request to the Chair of the PZC?

Many thanks for your assistance,  
EBD

**Erin Baldwin Day**  
**Anchorage Assembly, Midtown**

*Sent from my municipal iPhone, please forgive any typos.*