

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-029

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF THE PROPOSED AMENDMENTS TO TITLE 21 TO CREATE A TRANSIT-SUPPORTIVE DEVELOPMENT OVERLAY.

(Case No. 2025-0030 and 2025-0034)

WHEREAS, the 2020 Comprehensive Plan identifies focused development along transportation corridors as a priority for the Municipality, and the *Anchorage 2040 Land Use Plan* calls for the creation of Transit-Supportive Development Corridors; and

WHEREAS, the Planning and Zoning Commission held a work session on the Transit-Supportive Development Overlay (TSDO) at 5:30 p.m. on July 14, 2025; and

WHEREAS, the Planning and Zoning Commission discussed and held a public hearing for PZC cases 2025-0030 and 2025-0034 at its July 14, 2025 Regular Meeting and continued it to the September 8, 2025 meeting; and

WHEREAS, the Planning and Zoning Commission discussed and held a public hearing for PZC cases 2025-0030 and 2025-0034 at its September 8, 2025 Regular Meeting and continued it to the October 6, 2025 meeting; and

WHEREAS, the Planning and Zoning Commission discussed and held a public hearing for PZC cases 2025-0030 and 2025-0034 at its October 6, 2025 Regular Meeting; and

WHEREAS, the Planning and Zoning Commission closed the public hearing and deliberated before making a recommendation on cases PZC 2025-0030 and PZ 2025-0034 at its October 6, 2025 Regular Meeting; and

WHEREAS, the Planning Department presented on TSDO or was available for questions to all community councils and was invited to attend and attended the South Addition, Rogers Park, Downtown, University Area, Turnagain, North Star, Mountain View (leadership), and Airport Heights community councils.


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

- A. The Commission makes the following findings of fact:
1. The Transit-Supportive Corridor concept was identified in the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* adopted in 2001 and outlined more specifically in the *Anchorage 2040 Land Use Plan* adopted in 2017.
 2. The Planning and Zoning Commission reviewed and discussed this case during the July 14, 2025, September 8, 2025, and October 6, 2025, regular meetings.

3. The Planning Department has conducted outreach on this proposed ordinance to all known parties that requested a meeting or dialogue.
 4. This item has been discussed in the local press and community.
 5. The most recent version of the TSDO ordinance has been changed in response to feedback received during the public process.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the Transit-Supportive Development Overlay following additional changes and additional public process.
- C. The Planning and Zoning Commission recommends that prior to bringing the TSDO ordinances to the Anchorage Assembly for its review and deliberation, that the Administration and the Planning Department spend the intervening time carefully considering the following comments on and changes to the proposed ordinance:
1. The Planning and Zoning Commission supports the boundaries of version 6 of the TSDO map, as presented at the October 6, 2025 PZC meeting, but also recommends that staff refines the boundaries after additional coordination with property owners, businesses, and others.
 2. Consider removing the reference to design standards.
 3. Consider reverting to a previous version of the draft ordinance that included higher height limits and a step down in heights.
 4. Consider reverting to a previous version of the draft ordinance that did not limit lot coverage.
 5. The Planning and Zoning Commission recommends retaining the proposal to eliminate the minimum lot size requirement.
 6. The Planning and Zoning Commission strongly recommends allowing some non-residential uses in the TSDO area, as written in a previous version.
 7. The Planning and Zoning Commission recommends retaining the proposal to allow for development of 36 dwelling units per acre or greater in Transit-Supportive Corridors.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 6th day of October 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 3rd day of November 2025.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case No. 2025-0030)

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