

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-030**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF THE PROPOSED CHANGES TO THE ANCHORAGE 2020—ANCHORAGE BOWL COMPREHENSIVE PLAN AND THE ANCHORAGE 2040 LAND USE PLAN.

(Case No. 2025-0034)

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

WHEREAS, as written, some language of the 2040 Land Use Plan precludes allowing the level of density needed for frequent transit; and

WHEREAS, the Planning and Zoning Commission held a work session on the Transit-Supportive Development Overlay (TSDO) and Comprehensive Plan changes 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

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

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 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; and

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

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

- A. The Commission makes the following findings of fact:
1. The *Anchorage 2040 Land Use Plan* has not been significantly updated since it was adopted in 2017.
  2. Some of the original language in the *Anchorage 2040 Land Use Plan* precludes functional implementation of Transit-Supportive Corridors or does not provide for the density needed to help transit be successful.

3. The Planning Department has conducted outreach on this proposed ordinance, along with PZC Case No. 2025-0030, to all known parties that requested a meeting or dialogue.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the proposed changes to the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and the *Anchorage 2040 Land Use Plan*, as provided in the October 6, 2025 staff report.

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. 2025-0034)

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