

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2025-033**

A RESOLUTION RECOMMENDING APPROVAL TO AMEND THE ZONING MAP FOR ONE (1) PARCEL CONTAINING APPROXIMATELY 4.3 ACRES FROM R-4 SL (MULTIFAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS TO R-4 (MULTIFAMILY RESIDENTIAL DISTRICT) FOR SEWARD TOWERS TRACT-1 NORTHWAY BUSINESS PARK (PLAT 96-59); GENERALLY LOCATED EAST OF COLUMBINE COURT, SOUTH OF KRISTA CIRCLE, WEST OF NORTHWAY DRIVE AND NORTH OF DEBARR ROAD, IN ANCHORAGE.

(Case 2025-0121) (Parcel ID No. 004-091-87; Airport Heights Community Council)

WHEREAS, a request has been received from the Cook Inlet Housing Authority to amend the zoning map for one (1) parcel containing approximately 4.3 acres from R-4 SL (Multifamily Residential District) with Special Limitations to R-4 (Multifamily Residential District) for Seward Towers Tract-1 Northway Business Park (Plat 96-59); generally located east of Columbine Court, south of Krista Circle, west of Northway Drive and north of DeBarr Road, in Anchorage.

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on November 3, 2025.

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

A. The Commission makes the following findings of fact:

1. The staff report was burdening the project with additional costs in its interpretation of the criteria for the zoning map amendment process to rezone the subject parcel to R-3. The Commission found that Criterion A through C can all be met through R-4, given the argument of use and intended development for this parcel in the present context, and as the petitioner had asked, what is their opportunity to build on this parcel? There was no public opposition to the request.
2. The petitioner did ask for this action with the understanding that he also has recourse through a Conditional Use Permit moving forward. This action, if approved, gives the petitioner optionality moving forward, which is important to move this development towards the next step.
3. The particular criteria the commission is looking at is slightly different if it were just a straight rezoning, but this is coming in under the removal of special limitations. From that perspective, it helps support the criteria identified here in that the commission is not really looking to change the rezone entirely. It just has a different framing for how the commission is looking at it.
4. If the intention is to move the needle on providing more housing opportunities across Anchorage, this is an important situation to get it right. The Commission agreed that it is just a color on a map, and that they are moving in the right direction.

B. The Commission recommends approval of the rezone from R-4 SL (Multifamily Residential District) with Special Limitations to R-4 (Multifamily Residential District).

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of November, 2025.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 8th day of December, 2025. This written decision/resolution of the Planning and Zoning Commission is final, and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.03.050A.



Mélisa R. K. Babb
Secretary



André Spinelli
Chair

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