

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-035**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN, LAND USE MAP CLASSIFICATION OF VARIOUS PARCELS FROM LARGE-LOT RESIDENTIAL, SINGLE-FAMILY AND TWO-FAMILY, COMPACT MIXED RESIDENTIAL-LOW, COMPACT MIXED RESIDENTIAL-MEDIUM, URBAN RESIDENTIAL HIGH, AND PARK OR NATURAL AREA TO COMPACT MIXED RESIDENTIAL-LOW, URBAN RESIDENTIAL-HIGH, AND PARK OR NATURAL AREA, IN THE ANCHORAGE BOWL.

(Case No. 2025-0146)

WHEREAS, the Comprehensive Plan is a living document subject to periodic review and updates as conditions change or new information becomes available; and,

WHEREAS, parks and open spaces are important to the Anchorage community; and,

WHEREAS, Anchorage has a variety of parks that are both dedicated and designated; and,

WHEREAS, updating the zoning for parks in the Anchorage Bowl has been an action item for the Planning Department for several years; and,

WHEREAS, the Parks and Recreation Department also supports these efforts to update parks zoning; and,

WHEREAS, the Planning and Zoning Commission discussed, held a public hearing, and deliberated on PZC cases 2025-0146 and 2025-0131 jointly at its December 8, 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 Planning Department published this case for public notice.
 - 2. The Planning Department received no objections and two comments in support of these amendments.
 - 3. This process followed AMC 21.03.070, Procedures for Substantive Amendments.
 - 4. The proposal meets the approval criteria for AMC 21.03.070.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the of the amendment to change the *Anchorage 2040 Land Use Plan* land use designation of 78 parcels from Large Lot Residential, Single-Family and


Two-Family, Compact Mixed Residential–Low, Compact Mixed Residential–Medium, Urban Residential–High, and Parks or Natural Area to Compact Mixed Residential–Low, Urban Residential–High, and Park or Natural Area, as presented in the December 8, 2025 staff packet and included in Attachment 1.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 8th day of December, 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 5th day of January, 2026.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case No. 2025-0146)

Attachment: 1. Maps of Parcels to Be Redesignated

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