

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2026-017**

A RESOLUTION RECOMMENDING APPROVAL TO THE ANCHORAGE ASSEMBLY OF AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION FOR 36 LOTS FROM "UNIVERSITY OR MEDICAL CENTER," "COMMUNITY FACILITY OR INSTITUTION," "COMPACT MIXED RESIDENTIAL-LOW," "COMPACT MIXED RESIDENTIAL-MEDIUM," AND "NEIGHBORHOOD CENTER" TO "URBAN RESIDENTIAL-HIGH," "MAIN STREET CORRIDOR," AND "TOWN CENTER"; AND FROM POTENTIAL OPEN SPACE ALTERNATIVE TO "PARK OR NATURAL AREA" AND "AIRPORT, RAILROAD, OR PORT FACILITY" AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

(Case No. 2025-0138)

WHEREAS, the Anchorage 2040 Land Use Plan (2040 LUP) was adopted on September 26, 2017, by Assembly Ordinance 2017-116; and,

WHEREAS, Anchorage Municipal Code (AMC) 21.03.070, Comprehensive Plan Amendments, states that "*The comprehensive plan should be reviewed and reassessed regularly in order to evaluate its effectiveness and adequacy in guiding the growth of the municipality and to determine whether or not the plan continues to meet the long-term planning needs of the municipality*"; and,

WHEREAS, the Planning Department has heard from several local institutions that the existing Land Use Plan designations do not align with their long-term plans; and,

WHEREAS, Goal 10 of the 2040 LUP calls for Anchorage to support its anchor institutions and facilities and recognize the important local and statewide benefits they provide, while mitigating adverse impacts associated with development and expansion; and,

WHEREAS, Action 1-3 of the 2040 LUP calls for regular updates and improvements to the plan.

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 and Zoning Commission heard comments from property owners at the hearing in favor of the proposal at the March 2, 2026 public hearing, along with comments in support in the packet.
 2. The proposal meets the criteria for an amendment to the Comprehensive Plan outlined in AMC 21.03.070C.2.
 3. The proposal helps implement goals of the Comprehensive Plan, including 2040 LUP Goal #10, which calls for supporting Anchorage's anchor institutions.

4. The Commission heard and discussed commentary in opposition to the redesignation of one area along Tudor Road.
 5. Many of the proposed changes will help clean up the 2040 Land Use Plan Map.
 6. These updates could facilitate additional abbreviated rezones, for which the Commission heard positive feedback at the March 2, 2026 hearing.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of this the ordinance to amend the *Anchorage 2040 Land Use Plan* to change the future land use designation for 36 lots from "University or Medical center," "Community Facility or Institution," "Compact Mixed Residential-low," "Compact Mixed Residential-medium," and "Neighborhood Center" to "Urban Residential-high," "Main Street Corridor," and "Town Center"; and from Potential Open Space Alternative to "Park or Natural Area" and "Airport, Railroad, or Port Facility"; and amending AMC section 21.01.080, Table 21.01-1: Comprehensive Plan Elements.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 2nd day of March 2026.

ADOPTED by the Anchorage Planning and Zoning Commission this 25th day of March 2026.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

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