

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2026-022**

AN ORDINANCE RECOMMENDING APPROVAL TO AMEND THE ANCHORAGE 2040 LAND USE PLAN'S LAND USE MAP CLASSIFICATION FROM FACILITY OR INSTITUTION AND TOWN CENTER TO LIGHT INDUSTRIAL/COMMERCIAL.

(Case No. 2026-0025) (Old Seward/Oceanview Community Council)

WHEREAS, the Municipality proposes to change the zoning designation of 23 parcels over approximately 91 acres in PZC Case No. 2026-0024; and,

WHEREAS, three parcels with industrial uses are currently designated for non-industrial uses in the Land Use Plan Map; and,

WHEREAS, Goal 9 of the *Anchorage 2040 Land Use Plan* seeks to preserve industrial uses; and,

WHEREAS, the Anchorage School District has not expressed any desire to acquire two parcels designated Community Facility or Institution that are adjacent to their facilities on Labar Street; and,

WHEREAS, the Planning and Zoning Commission discussed, held a public hearing, and deliberated PZC Case No. 2026-0025 in conjunction with PZC Case No. 2026-0024 at its March 9, 2026 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 Municipality has at least 91 acres of property that are still using the zoning districts of old Title 21.
 - 2. Updating these parcels to modern zoning will simplify the Anchorage land use system and provide additional certainty and consistency for property owners.
 - 3. These Land Use Plan changes will facilitate updating the zoning in the area to modern zoning.
 - 4. The Anchorage School District expressed no opposition to the proposal.

- B. The Commission recommends to the Anchorage Assembly approval of the ordinance amending the classification of three lots, as presented in the March 9, 2026 staff packet, from Town Center and Public Lands and Institutions to Light Industrial/Commercial and legally described as T12N R3W SEC 20 NW4SWNE4SW4 Parcel 17; Lucky Huffman, Tract C-1; and Lucky Huffman, Block 1, Lot 2.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 9th 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

(Case No. 2026-0025)