

Municipal Clerk's Office

Approved

Date: **April 22, 2025**

Submitted by: Chair of the Assembly at
the request of the Mayor

Prepared by: Planning Department

For reading: April 8, 2025

**ANCHORAGE, ALASKA
AO No. 2025-48**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS
21.04, 21.06, AND 21.07 TO SIMPLIFY SPECIFIC RESTRICTIONS FOR
RESIDENTIAL DEVELOPMENT IN THE B-3 ZONING DISTRICT.**

(Planning and Zoning Commission Case No. 2025-0020)

WHEREAS, the Planning Department provided a memorandum with recommendations on AO 2024-102 to the Planning and Zoning Commission at its December 9, 2024, meeting, and the Planning and Zoning Commission discussed the item as part of their "Title 21" agenda item; and,

WHEREAS, the Planning and Zoning Commission moved to direct the Planning staff to draft a memorandum to the Assembly that incorporated the materials and information that staff had already compiled on both AO 2024-102 and AO 2024-104 (AIM 2-2025 and AIM 3-2025) and also include information that the Planning and Zoning Commission agrees with the recommendation with respect to AO 2024-102 to consider additional opportunity for the public to review the materials via the Planning and Zoning Commission public hearing process; and,

WHEREAS, the Assembly adopted AO 2024-102 at its January 7, 2025, regular meeting; and,

WHEREAS, during the discussion, the Assembly and the Administration discussed additional changes proposed by the Planning Department that went beyond the original ordinance and how to bring those changes forward; and,

WHEREAS, additional improvements can be made to the B-3 zoning district, which will apply rules more evenly to both residential and non-residential development; and,

WHEREAS, additional improvements can be made to the B-3 zoning district, which will reduce obstacles to housing and streamline permitting, in line with the Assembly's 2023 Housing Action Plan and the Mayor's 10,000 Homes in 10 Years Housing Strategy; and,

WHEREAS, the Planning Department has prepared this ordinance to incorporate those changes and bring them through the standard Planning and Zoning Commission process; now, therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**
2

3 **Section 1.** Anchorage Municipal Code section 21.04.30, Commercial Districts, is
4 hereby amended to read as follows (*the remainder of the section is not affected and*
5 *therefore not set out*):
6

7 **21.04.030 Commercial Districts.**
8

9 *** **

10 D. B-3: General Business District.
11

12 *** **

13 2. District-Specific Standards
14

15 a. [*RESIDENTIAL IN B-3.* THE BUILDING HEIGHT
16 INCREASE OF SUBSECTION 21.04.020I.2.D. IS
17 AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING
18 USES IN THE B-3 DISTRICT.
19

20 B. *HEIGHT INCREASE PERMITTED.* BUILDINGS IN THE
21 B-3 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT
22 ESTABLISHED FOR AREAS OUTSIDE OF MIDTOWN
23 IN TABLE 21.06-2, UP TO A MAXIMUM HEIGHT OF 70
24 FEET, SUBJECT TO THE FOLLOWING:
25

26 I. THE DEVELOPMENT SHALL BE WITHIN AN
27 AREA DESIGNATED BY THE
28 COMPREHENSIVE PLAN AS A COMMERCIAL
29 CENTER OR OTHER TYPE OF URBAN
30 CENTER ABOVE THE NEIGHBORHOOD
31 SCALE.
32

33 II. THE DEVELOPMENT SHALL BE SUBJECT TO
34 ADMINISTRATIVE SITE PLAN REVIEW AND
35 SECTION 21.07.070, NEIGHBORHOOD
36 PROTECTION.
37

38 C.] *Conditional Height Increase.* Buildings in the B-3 district
39 may exceed the height limit[*INCREASE PERMITTED IN*
40 *SUBSECTION 2.B. ABOVE,*] up to a maximum height of
41 100[75] feet, subject to a conditional use review and the
42 following additional approval criteria:
43

44 i. The development is within an area designated by
45 the comprehensive plan as a commercial center,

1 town center, or other type of urban center above
2 the neighborhood scale.

3
4 ii. The building height, massing, and intensity of use
5 is consistent with any applicable area-specific
6 element of the comprehensive plan.

7
8 iii. The building complies with subsections
9 21.04.030G.3. and 7., and any additional
10 placement and orientation conditions determined
11 by the conditional use review.

12
13 [D. MIXED-USE DEVELOPMENT IN THIS DISTRICT
14 SHALL FOLLOW THE STANDARDS OF SUBSECTION
15 H. BELOW.]

16
17 *** *** ***

18 [H. *STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-3*
19 *DISTRICT*

20
21 1. *APPLICABILITY. THIS SECTION APPLIES TO*
22 *DEVELOPMENTS THAT CREATE A MIX OF RESIDENTIAL*
23 *WITH COMMERCIAL OR PUBLIC/INSTITUTIONAL*
24 *PRIMARY USES IN THE B-3 DISTRICT.*

25
26 2. *FLOOR AREA RATIO (FAR) INCENTIVES.*

27
28 A. *THE FLOOR AREA RATIO (FAR) AND BONUS*
29 *PROVISIONS SET OUT IN SUBSECTION G.3. ABOVE*
30 *APPLY.*

31
32 B. *IN ADDITION TO THE BONUS FEATURES*
33 *AVAILABLE IN SUBSECTION G.3. ABOVE, A FLOOR*
34 *AREA BONUS EQUAL TO TEN PERCENT OF THE*
35 *LOT AREA (0.10 FAR), BUT IN NO CASE TO EXCEED*
36 *10,000 SQUARE FEET, IS ALLOWED IF A WIND*
37 *TUNNEL TEST IS PERFORMED AND THE WIND*
38 *SPEED CRITERIA MEETING THE SPECIFICATIONS*
39 *OF SUBSECTION 21.07.120C.ARE INCORPORATED*
40 *INTO THE DESIGN OF A MULTISTORY BUILDING*
41 *DEVELOPMENT TO IMPROVE MICROCLIMATIC*
42 *CONDITIONS.*

43
44 3. *ENHANCED STREET SIDEWALK. AN ENHANCED STREET*
45 *SIDEWALK MAY BE PROVIDED IN LIEU OF REQUIRED*

SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS
 DEFINED IN 21.07.060G.20.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-58 , § 1, 4-11-17; AO No. 2019-11 , § 2, 2-12-19; AO No. 2022-80(S) , § 1, 11-22-22)

Section 2. Anchorage Municipal Code section 21.06.020, Table 21.06-2, Table Dimensional Standards – Commercial and Industrial Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.020 Dimensional standards tables.

*** *** ***

B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
*** *** ***							
B-3: General Business							
Residential household living uses	6,000	50	<u>Unrestricted</u> [50]	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	<u>No maximum height in the Midtown area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane.</u> [45 ¹⁰]
All other uses	6,000	50	Unrestricted	10	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	<u>75 feet in areas designated as University or Medical Center, Town Center, or other type of urban center above the neighborhood scale in the Comprehensive Plan Land Use Plan Map, or up to 100 feet through a conditional use permit, as outlined in</u>

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
							21.04.030D.2.a. 60 feet in all other areas. 100 feet in all areas, subject to a conditional use permit, as outlined in 21.04.030D.2.a. [45 ¹¹ , EXCEPT IN THE MIDTOWN AREA BOUNDED BY THE SEWARD HIGHWAY, TUDOR ROAD, ARCTIC BOULEVARD, AND FIREWEED LANE, WHERE THERE IS NO MAXIMUM HEIGHT, AND EXCEPT IN THE U-MED DISTRICT AREA BOUNDED BY TUDOR ROAD, ELMORE ROAD, AMBASSADOR DRIVE, AND THE NORTH AND EAST ALIGNMENTS OF TUDOR CENTRE DRIVE, WHERE THE MAXIMUM HEIGHT IS 75] ¹¹
***	***	***					
***	***	***					
							¹⁰ [SEE SUBSECTION 21.04.020H.2.D. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]
							¹¹ This footnote serves as a placeholder.[SEE SUBSECTION 21.04.030D.2. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]
							¹² See subsection 21.04.030E.2.d. for information regarding possible height increases.

Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
¹³ Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height.							

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 9, 2-15-22; AO No. 2022-36 , § 3, 4-26-22)

Section 3. Anchorage Municipal Code section 21.07.110, Residential Design Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.110 Residential design standards.

*** *** ***

E. Site Design

*** *** ***

2. Multiple Structures on One Lot

*** *** ***

b. Applicability

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to:

- i. The development of an accessory dwelling unit,
- ii. The development of a caretaker's unit,
- iii. Developments in the R-4A and B-3 districts, or
- iv. Developments of four or fewer principal residential structures.

[THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER'S UNIT OR TO DEVELOPMENTS IN THE R-4A DISTRICT, OR TO DEVELOPMENTS OF TWO TO FOUR PRINCIPAL RESIDENTIAL STRUCTURES].

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-36, 5-14-15; AO 2015- 100, 10-13-15; AO 2016-34(S), 4-12-16; AO 2016-136, 11-15-16; AO 2017-160, 12-19-17; AO 2018-59. 7- 31-2018; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; 2022-80(S), 11-21-22; AO 2023-30, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2024- 24, 4-23-24; AO 2024-83(S), 10-8-24; AO 2024-102. 1-7-25; AO 2024-104(S)AA, 2-11-25)

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 22nd day of April, 2025.

Christopher Constant

ATTEST:

Chair

Jenii King

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0020)



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 309 - 2025

Meeting Date: April 8, 2025

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**
4 **CHAPTERS 21.04, 21.06, AND 21.07 TO SIMPLIFY SPECIFIC**
5 **RESTRICTIONS FOR RESIDENTIAL DEVELOPMENT IN THE B-3**
6 **ZONING DISTRICT.**
7

8 Members of the Anchorage Assembly introduced AO No. 2024-102 in 2024 to amend
9 AMC 21.04.030, *Commercial Districts*; 21.06.020, *Dimensional Standards Tables*; and
10 21.07, *Development and Design Standards*, in order to “simplify specific restrictions for
11 residential development in the B-3 District.”
12

13 The Planning Department provided comments on this ordinance, including
14 recommendations for additional changes. The Assembly adopted the ordinance on
15 January 7, 2025, without the recommended changes but encouraged the Planning
16 Department to submit an additional ordinance with the recommended changes for later
17 review. This project answers that request.
18

19 Continuing the intent of AO No. 2024-102, this proposal aims to reduce obstacles to
20 residential development. Changes include reducing height limitations, allowing additional
21 height through a conditional use process, simplifying existing aspects of code that are
22 seldom used, code reformatting, and some edits for clarity.
23

24 At the March 10, 2025, Planning and Zoning Commission (PZC) meeting, the Commission
25 recommended an additional change for clarity to Table 21.06-2: Dimensional Standards –
26 Commercial and Industrial Districts. This has been incorporated into the ordinance by
27 adding, for areas designated as “University or Medical Center,” in the *maximum height*
28 column and after *Land Use Plan Map*, “, or up to 100 feet through a conditional use permit, as
29 outlined in 21.04.030D.2.a.”
30

31 This ordinance has no private-sector economic effects, and local government effects are
32 less than \$30,000. Pursuant to AMC subsection 2.30.053B.1, a summary of economic
33 effects is not required.
34

35 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

36
37 Prepared by: Daniel Mckenna-Foster, Planner, Planning Department
38 Approved by: Mélisa R. K. Babb, Planning Director
39 Concur: Lance Wilber, Director, PDPW
40 Concur: Eva Gardner, Municipal Attorney
41 Concur: Ona R. Brause, OMB Director
42 Concur: Philippe D. Brice, CFO
43 Concur: William D. Falsey, Chief Administrative Officer
44 Concur: Rebecca A. Windt Pearson, Municipal Manager
45 Respectfully submitted: Suzanne LaFrance, Mayor
46

47 Attachments: Exhibit A, PZC Resolution No. 2025-007
48 Exhibit B, PZC Case No. 2025-0020 Staff Packet

Exhibit A

**Planning and Zoning Commission
Resolution No. 2025-007
(PZC Case No. 2025-0020)**

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Exhibit A

MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-007

A RESOLUTION RECOMMENDING APPROVAL TO THE ANCHORAGE ASSEMBLY OF THE REVIEW AND RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.04, 21.06, AND CHAPTER 21.07 TO SIMPLIFY SPECIFIC RESTRICTIONS FOR RESIDENTIAL DEVELOPMENT IN THE B-3 ZONING DISTRICT.

(Case No. 2025-0020)

WHEREAS, at its meeting of December 9, 2024, under Agenda Item J., Title 21 Discussion, the Planning and Zoning Commission reviewed the changes to the B-3 zoning district as proposed in Assembly Ordinance AO No. 2024-102; and

WHEREAS, the *Anchorage 2040 Land Use Plan* directs that the typical range of development scale and intensities include up to five-story buildings in designated Town Center areas and four-story buildings in designated Main Street corridors on the Land Use Plan Map, and many of these areas are zoned B-3; and

WHEREAS, at its December 9, 2024 meeting, the Planning and Zoning Commission moved and voted to have Planning staff draft a memorandum to the Assembly (AIM No. 2-2025) to incorporate the materials and information that staff had already compiled on both AO No. 2024-102 and AO No. 2024-104 and also include the information that the Planning and Zoning Commission agrees with the recommendation with respect to AO No. 2024-102—to consider additional opportunity for the public to review the materials via the Planning and Zoning Commission public hearing process; and

WHEREAS, the Assembly adopted AO No. 2024-102 amending B-3 on January 7, 2025, without the changes recommended by staff but encouraged the Planning Department to submit an additional ordinance with the recommended changes for later review; and

WHEREAS, the Planning and Zoning Commission held the public hearing for the additional ordinance, discussed the item, and closed the public hearing at its March 10, 2025 meeting; and

WHEREAS, the Planning and Zoning Commission heard testimony from the public in support of the proposed ordinance.

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

- A. The Commission makes the following findings of fact:
 1. The changes seem to be helpful clarifications, relatively self-explanatory.
 2. There was no public testimony heard in favor or not in favor of the amendment.


Exhibit A

Planning and Zoning Commission
Resolution No. 2025-007
Page 2

3. The packet referred to comments from the Rabbit Creek Community Council supporting the amendment.
 4. Staff should consider making a clarification in Section 2 with respect to the maximum height limitations in which areas are capped at 100 feet with a conditional use permit.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the Phase 2 changes to the B-3 District with the Sections 1 through 3 proposed changes as shown on pages 1 and 2 of the March 10, 2025 staff report.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 10th day of March 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 20th day of March 2025.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case No. 2025-0020)

dmf

**Planning and Zoning Commission
Staff Packet**

PZC Case No. 2025-0020

- **Staff Memo**
- **Draft Ordinance**
- **Comments**
- **Meeting Minutes**

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Exhibit B



**Municipality of Anchorage
Planning Department
Memorandum**



Date: March 10, 2025
To: Planning and Zoning Commission
Thru: *HB* Mélisa Babb, Planning Director
From: *MF* Daniel Mckenna-Foster, Senior Planner, Long-Range Planning Division
Subject: Case No. 2025-0020, Phase 2 Changes to the B-3 District

BACKGROUND

Members of the Anchorage Assembly introduced AO No. 2024-102 in 2024 to amend AMC 21.04.030, *Commercial Districts*; 21.06.020, *Dimensional Standards Tables*; and 21.07, *Development and Design Standards*, in order to “simplify specific restrictions for residential development in the B-3 District.”

The Planning Department provided comments on this ordinance, including recommendations for additional changes. The Assembly adopted the ordinance on January 7, 2025, without the recommended changes but encouraged the Planning Department to submit an additional ordinance with the recommended changes for later review. This project answers that request.

OVERVIEW OF CHANGES

Continuing the intent of AO No. 2024-102, this proposal aims to reduce obstacles to residential development.

Section	Overview of proposed changes
Section 1	<ul style="list-style-type: none">Remove special height increase for residential development in B-3. This project aims to increase allowable heights overall without variability.Allow an increase of height up to 100 feet through a conditional use process.Remove special requirements for mixed-use development, including Floor-Area-Ratio bonus features which are seldom used.Remove reference to enhanced street sidewalk, which will be changed by another zoning code update project.

Exhibit B

Planning and Zoning Commission
Case No. 2025-0020
March 10, 2025
Page 2

Section	Overview of proposed changes
Section 2	<ul style="list-style-type: none">Clarifies that the heights for residential uses and all other uses apply in the same way. Allows up to 60 feet of height in standard B-3 areas, with an allowance of up to 100 feet through a conditional use process.
Section 3	<ul style="list-style-type: none">Restructures this section to list where the rules do or do not apply. This proposal would exempt B-3 from the site design rules of 21.07.110E. These rules are currently suspended under a moratorium until 2028.

COMMENTS RECEIVED

The Department received comments in support of the ordinance from the Rabbit Creek Community Council.

The Planning Department received “no comments or objections” from the following seven agencies: the Traffic Engineering Department; the Development Services Department—Right of Way, Addressing, and Private Development; the Project Management and Engineering Department-Watershed Management Services, the Anchorage Water & Wastewater Utility, and the Alaska Department of Transportation and Public Facilities.

STAFF RECOMMENDATION

Staff recommends approval of this ordinance.

RECOMMENDED FINDINGS

1. This proposal is a follow-up to AO No. 2024-102, which was adopted by the Assembly earlier this year.
2. The proposal helps implement the Comprehensive Plan and reduce barriers to development in urban areas.

Attachments: 1. Draft Ordinance
2. Comments Received

Exhibit B

Attachment 1

Draft Ordinance

PZC Case No. 2025-0020

Exhibit B

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Exhibit B

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

**ANCHORAGE, ALASKA
AO No. 2025-___**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**
2 **ANCHORAGE MUNICIPAL CODE SECTIONS 21.04, 21.06, AND CHAPTER**
3 **21.07 TO SIMPLIFY SPECIFIC RESTRICTIONS FOR RESIDENTIAL**
4 **DEVELOPMENT IN THE B-3 ZONING DISTRICT.**

5
6 (Planning and Zoning Commission Case No. 2025-0020)
7

8 **WHEREAS**, the Planning Department provided a memorandum with
9 recommendations on AO 2024-102 to the Planning and Zoning Commission at its
10 December 9, 2024 meeting, and the Planning and Zoning Commission discussed
11 the item as part of their "Title 21" agenda item; and
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13 **WHEREAS**, the Planning and Zoning Commission moved to direct the Planning
14 staff to draft a memorandum to the Assembly that incorporated the materials and
15 information that staff had already compiled on both AO 2024-102 and AO 2024-104
16 (AIM 2-2025 and AIM 3-2025) and also include information that the Planning and
17 Zoning Commission agrees with the recommendation with respect to AO 2024-102
18 to consider additional opportunity for the public to review the materials via the
19 Planning and Zoning Commission public hearing process; and
20

21 **WHEREAS**, the Assembly adopted AO 2024-102 at its January 7, 2025 regular
22 meeting; and
23

24 **WHEREAS**, during the discussion, the Assembly and the Administration discussed
25 additional changes proposed by the Planning Department that went beyond the
26 original ordinance, and how to bring those changes forward; and
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28 **WHEREAS**, additional improvements can be made to the B-3 zoning district which
29 will apply rules more evenly to both residential and non-residential development;
30 and
31

32 **WHEREAS**, additional improvements can be made to the B-3 zoning district which
33 will reduce obstacles to housing and streamline permitting, in line with the
34 Assembly's 2023 Housing Action Plan and the Mayor's 10,000 homes in 10 Years
35 Housing Strategy; and
36

37 **WHEREAS**, the Planning Department has prepared this ordinance to incorporate
38 those changes and bring them through the standard Planning and Zoning
39 Commission process; now, therefore,
40

Exhibit B

AO amending Title 21 to equalize standards for residential and non-residential in B-3 district
Page 2 of 3

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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4 read as follows (*the remainder of the section is not affected and therefore not set*
5 *out*):
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7 **21.04.030 Commercial Districts.**
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20 B. HEIGHT INCREASE PERMITTED. BUILDINGS IN THE
21 B-3 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT
22 ESTABLISHED FOR AREAS OUTSIDE OF MIDTOWN
23 IN TABLE 21.06-2, UP TO A MAXIMUM HEIGHT OF 70
24 FEET, SUBJECT TO THE FOLLOWING:
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26 I. THE DEVELOPMENT SHALL BE WITHIN AN
27 AREA DESIGNATED BY THE
28 COMPREHENSIVE PLAN AS A COMMERCIAL
29 CENTER OR OTHER TYPE OF URBAN
30 CENTER ABOVE THE NEIGHBORHOOD
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33 II. THE DEVELOPMENT SHALL BE SUBJECT TO
34 ADMINISTRATIVE SITE PLAN REVIEW AND
35 SECTION 21.07.070, NEIGHBORHOOD
36 PROTECTION.
37

38 C.] *Conditional Height Increase.* Buildings in the B-3 district
39 may exceed the height limit[INCREASE PERMITTED IN
40 SUBSECTION 2.B. ABOVE,] up to a maximum height of
41 100[75] feet, subject to a conditional use review and the
42 following additional approval criteria:
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44 i. The development is within an area designated by
45 the comprehensive plan as a commercial center,

3/10/2025

Exhibit B

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town center, or other type of urban center above the neighborhood scale.

ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.

iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

[D. MIXED-USE DEVELOPMENT IN THIS DISTRICT SHALL FOLLOW THE STANDARDS OF SUBSECTION H. BELOW.]

*** *** ***

[H. *STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-3 DISTRICT*

1. *APPLICABILITY.* THIS SECTION APPLIES TO DEVELOPMENTS THAT CREATE A MIX OF RESIDENTIAL WITH COMMERCIAL OR PUBLIC/INSTITUTIONAL PRIMARY USES IN THE B-3 DISTRICT.

2. *FLOOR AREA RATIO (FAR) INCENTIVES.*

A. THE FLOOR AREA RATIO (FAR) AND BONUS PROVISIONS SET OUT IN SUBSECTION G.3. ABOVE APPLY.

B. IN ADDITION TO THE BONUS FEATURES AVAILABLE IN SUBSECTION G.3. ABOVE, A FLOOR AREA BONUS EQUAL TO TEN PERCENT OF THE LOT AREA (0.10 FAR), BUT IN NO CASE TO EXCEED 10,000 SQUARE FEET, IS ALLOWED IF A WIND TUNNEL TEST IS PERFORMED AND THE WIND SPEED CRITERIA MEETING THE SPECIFICATIONS OF SUBSECTION 21.07.120C.ARE INCORPORATED INTO THE DESIGN OF A MULTISTORY BUILDING DEVELOPMENT TO IMPROVE MICROCLIMATIC CONDITIONS.

3. *ENHANCED STREET SIDEWALK.* AN ENHANCED STREET SIDEWALK MAY BE PROVIDED IN LIEU OF REQUIRED

Exhibit B

AO amending Title 21 to equalize standards for residential and non-residential in B-3 district
Page 4 of 5

SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS DEFINED IN 21.07.060G.20.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-58 , § 1, 4-11-17; AO No. 2019-11 , § 2, 2-12-19; AO No. 2022-80(S) , § 1, 11-22-22)

Section 2. Anchorage Municipal Code section 21.06.020, Table 21.06-2, Table Dimensional Standards – Commercial and Industrial Districts, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.06.020 Dimensional standards tables.

*** *** ***

B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
*** *** ***							
B-3: General Business							
Residential household living uses	6,000	50	<u>Unrestricted</u> [50]	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	<u>No maximum height in the Midtown area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane.</u> [45 ¹⁰]
All other uses	6,000	50	Unrestricted	10	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	<u>75 feet in areas designated as University or Medical Center, Town Center, or other type of urban center above the neighborhood scale in the Comprehensive Plan Land Use Plan Map.</u> <u>60 feet in all other areas.</u> <u>100 feet in all areas, subject to</u>

Exhibit B

AO amending Title 21 to equalize standards for residential and non-residential in B-3 district
Page 5 of 6

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
							a conditional use permit, as outlined in 21.04.030D.2.a. [45] ¹¹ , EXCEPT IN THE MIDTOWN AREA BOUNDED BY THE SEWARD HIGHWAY, TUDOR ROAD, ARCTIC BOULEVARD, AND FIREWEED LANE, WHERE THERE IS NO MAXIMUM HEIGHT, AND EXCEPT IN THE U-MED DISTRICT AREA BOUNDED BY TUDOR ROAD, ELMORE ROAD, AMBASSADOR DRIVE, AND THE NORTH AND EAST ALIGNMENTS OF TUDOR CENTRE DRIVE, WHERE THE MAXIMUM HEIGHT IS 75] ¹¹
***	***	***					
***	***	***					
							¹⁰ [SEE SUBSECTION 21.04.020H.2.D. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]
							¹¹ This footnote serves as a placeholder.[SEE SUBSECTION 21.04.030D.2. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]
							¹² See subsection 21.04.030E.2.d. for information regarding possible height increases.
							¹³ Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height.

*** *** ***

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Exhibit B

AO amending Title 21 to equalize standards for residential and non-residential in B-3 district
Page 6 of 7

1 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, §
2 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3,
3 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B),
4 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO
5 No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 9, 2-15-22; AO No. 2022-
6 36 , § 3, 4-26-22)
7

8 **Section 3.** Anchorage Municipal Code section 21.07.110, Residential Design
9 Standards, is hereby amended to read as follows (*the remainder of the section is*
10 *not affected and therefore not set out*):
11

12 **21.07.110 Residential design standards.**

13 *** **

14 E. Site Design

15 *** **

16 2. Multiple Structures on One Lot

17 *** **

18 b. Applicability

19 This section applies to the development of five or more
20 principal residential structures on a single lot. It does not
21 apply to:

- 22
- 23 i. The development of an accessory dwelling unit,
 - 24 ii. The development of a caretaker's unit,
 - 25 iii. Developments in the R-4A and B-3 districts, or
 - 26 iv. Developments of four or fewer principal
27 residential structures.

28 [THE DEVELOPMENT OF AN ACCESSORY
29 DWELLING UNIT OR A CARETAKER'S UNIT OR TO
30 DEVELOPMENTS IN THE R-4A DISTRICT, OR TO
31 DEVELOPMENTS OF TWO TO FOUR PRINCIPAL
32 RESIDENTIAL STRUCTURES].
33

34 **Section 4.** This ordinance shall be effective immediately upon passage and
35 approval by the Assembly.
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3/10/2025

Exhibit B

AO amending Title 21 to equalize standards for residential and non-residential in B-3 district
Page 7 of 7

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PASSED AND APPROVED by the Anchorage Assembly this _____ day
of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0020)

DRAFT

Exhibit B

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Exhibit B

Attachment 2

Comments Received

PZC Case No. 2025-0020

Exhibit B

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

February 18, 2025

Dear Planning and Zoning Commission –

The Rabbit Creek Community Council (RCCC) has reviewed the proposal, 2025-0020 to equalize building standards (e.g., height restrictions and others) in the B-3 zoning district between residential and non-residential buildings. Anchorage has a well-documented housing crisis with many factors contributing to the limited new homes being built. These include the high cost of construction, exacerbated by shortages of building materials, limited labor pool in the building trades, and high mortgage rates. There are also some taxation, zoning and code improvements that could stimulate housing development.

We appreciate the work of the Planning Department, Assembly, and Planning and Zoning Commission to identify actions they can take to stimulate housing. The current proposal, 2025-0020, could provide additional flexibility to encourage developers to build mixed-use and other buildings in the B-3 and urban core districts where such buildings are most suitable. These transit-supported areas are where we have repeatedly recommended additional flexibility and incentives for development, as supported by the 2040 Land Use Plan.

Therefore, by a vote at our February 13th General Meeting of 22 ayes, 1 nay, and zero abstentions, the RCCC recommends that the Planning and Zoning Commission adopt 2025-0020 and send it to the Assembly for final approval.

Sincerely,

Tim Alderson, Chair

cc: Melisa Babb, Planning Director
Zac Johnson, Assembly
Randy Sulte, Assembly



Exhibit B
MUNICIPALITY OF ANCHORAGE
Traffic Engineering Department



MEMORANDUM

DATE: February 5, 2025

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

2025-0020 Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and 21.07 to simplify residential development in B-3 zoning district.

Traffic Engineering has no objection to the proposed amendments to Title 21 as indicated in proposed ordinance language. The proposed modifications have no impact to site access from adjacent rights of ways.

Exhibit B

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, February 4, 2025 9:27 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0020 Request for Reviewing Agency Comments

ROW has the following comments for case number 2025-0020:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



Exhibit B

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, January 24, 2025 2:51 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: 2025-0020 Address Reviewing Agency Comment
Attachments: 2025-0020 Routing Coversheet.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, January 17, 2025 5:34 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0020 & 2025-0021 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheets for Case No. 2025-0020 & 2025-0021 (T21 Text Amendments) together with a Planning Dept. Memorandum to aid in your review of each case. Both cases are scheduled for review and recommendation before the Planning and Zoning Commission at a Public Hearing on 03/10/25. The routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **Please submit comments as instructed on the Memorandum.**

2025-0020 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18146>.

2025-0021 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18147>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Exhibit B

Anchorage20240

From: LaFrance, Paul J.
Sent: Thursday, February 6, 2025 8:38 AM
To: Anchorage2040; Mckenna-Foster, Daniel R.
Cc: Soule, Gregory G.
Subject: PZC Case No. 2025-0020 & 2025-0021 - PD Review Comments

Hi Daniel,

PZC Case No. 2025-0220 – PD has no objection to the proposed changes to the B-3 zoning district.

PZC Case No. 2025-0221 – PD has no objection to raising the threshold to \$750,000 for an administrative site plan review for public park projects.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

Exhibit B



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 7, 2025

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: Cases 2025-0020 & 2025-0021: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 10, 2025 Planning and Zoning Commission hearing:

- 2025-0020 - Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and Chapter 21.07 to simplify Specific Restrictions for residential development in the B-3 Zoning District.
 - WMS has no comments on or objections to this request.
- 2025-0021 – Review and Recommendation by Planning and Zoning Commission of an Ordinance increasing the financial thresholds for a Major Site Plan Review of Parks Projects in the Anchorage Bowl and Turnagain Arm by amending the Use-Specific Standards in Anchorage Municipal Code 21.05.040, Community Uses.
 - WMS has no comments on or objections to this request.

Exhibit B

MEMORANDUM

DATE: January 21, 2025

TO: Elizabeth I. Appleby, AICP, Senior Planner, Current Planning Division,
Municipality of Anchorage Planning Division

Paul Hatcher, Senior Planner, Current Planning Division, Municipality of
Anchorage Planning Division

FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: March 10, 2025

Agency Comments due: February 10, 2025

AWWU has reviewed the materials and has the following comments:

2025-0020 Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and Chapter 21.07 to simplify Specific Restrictions for residential development in the B-3 Zoning.

1. AWWU has no comments or objections to this Ordinance amendment.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to alex.prosak@awwu.biz.



Exhibit B



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

January 29, 2025

Lori Blake and Corliss Kimmel, Office Associate
MOA, Office of Economic and Community Development
Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Ms. Blake and Ms. Kimmel:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2025-0020 – Title 21 Amendments B-3 Zoning**
- **2025-0021 – Title 21 Amendments Public Park Admin Site Plan Review Thresholds**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0016 – Eastchester Park Master Plan Review**
 - No objection to the proposed park master plan
 - DOT&PF will not allow any vegetation to be planted with DOT&PF ROW along the Seward Highway.
 - DOT&PF is currently conducting the Seward to Glenn PEL study. Some of the proposed alternatives will include a bridge over Chester Creek, replacing the current Chester Creek culvert and pedestrian tunnel. These alternatives would return Chester Creek to original conditions at the crossing improving fish habitat and stream ecology. However, it should be noted other proposed alternatives do not propose improvements at the Chester Creek crossing. Please visit the project

*“Keep Alaska
Moving.”*

Exhibit B

website for up-to-date information at: <https://sewardglennconnection.com/>. You can also contact project manager Galen Jones (galen.jones@alaska.gov) for project information.

- **2025-0018 = Title 21 Amendments – Updated site standards**
 - No objections to the proposed amendments.
 - Any proposed pedestrian amenities, such as sidewalks or pathways must be entirely located within the right-of-way. This may require the dedication of property in areas where the amenities are to be installed, or the establishment of a Public Use Easement (PUE)
 - All proposed facilities along DOT&PF owned and managed roads must receive approval from the DOT&PF Right-of-Way Division and must adhere to design standards.
 - Any intersecting pathways connecting to DOT&PF right-of-way require approval from the DOT&PF Right-of-Way Division and must undergo a review process before an Approval to Construct (ATC) will be granted.
 - DOT&PF supports the inclusion of the Director’s Waiver, as it is expected to streamline the process of waiving the requirement for pedestrian walkways on DOT&PF roads when DOT&PF determines such facilities are not in the best interest of the department or the traveling public.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner’s best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

Exhibit B

Meeting Minutes

March 10, 2025

PZC Case No. 2025-0020

Exhibit B

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Exhibit B

**PLANNING AND ZONING COMMISSION
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska**

**MINUTES OF
March 10, 2025
6:30 PM**

A work session on Case 2024-0100, Community Councils 10-Year Review of Community Council Boundaries was held prior to the meeting and conducted by Tom Davis with the MOA Long-Range Planning Division.

A. ROLL CALL

Present Andre Spinelli (Chair), Jared Gardner, Scott Pulice, Jeff Raun, Brandy Eber
Excused Radhika Krishna (Vice Chair), Greg Strike, Jim Winchester
Staff Tom Davis, Daniel Mckenna-Foster, Claudia Farias, Elizabeth Appleby, Mélisa Babb

B. MINUTES - None

~~C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS~~

~~MS. APPLEBY called a Point of Information, noting that Agenda Item G.1., Case 2025-0016, Eastchester Park Master Plan, is not connected or related to the Alaska DOT&PF Seward to Glenn Connection Planning and Environmental Linkages (PEL) Study. The Eastchester Park Master Plan is before the commission for review and recommendation to the Anchorage Assembly.~~

~~1. Disclosures~~

~~COMMISSIONER RAUN carried forward his disclosure in Case 2024-0100 and also disclosed in Case 2025-0016 that his spouse is on the executive leadership committee for the Rogers Park Community Council. He has not discussed these cases with her and has no financial interest, nor has he been involved in any action that the community council has taken on these matters.~~

~~CHAIR SPINELLI noted that Commissioner Raun had previously been directed to participate.~~

Exhibit B

PLANNING AND ZONING COMMISSION MEETING
March 10, 2025

Page 6 of 8

3. Multiple members of the public testified in support of the project.
4. The reviewing agencies had no objections. AWWU has some big facilities in the area, and their support will definitely help the project.

CHAIR SPINELLI also intends to support the project and agreed with the findings mentioned, particularly for the inclusion of skateboard facilities.

AYE: Eber, Gardner, Pulice, Raun, Spinelli
NAY: None

PASSED

2. **CASE: 2025-0020 (DM)**
PETITIONER: Municipality of Anchorage – Long-Range Planning
REQUEST: Recommendation by the Planning and Zoning Commission of an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.04, 21.06 and Chapter 21.07 to simplify Specific Restrictions for Residential Development in the B-3 Zoning District.

MR. MCKENNA-FOSTER presented the staff report and recommendations on behalf of the Municipality's Long-Range Division.

The commission discussed Section 2 with regard to the height limitation and suggested adding clarification that the 100 feet with the CUP applies to the 60 and 75 feet but not the others.

CHAIR SPINELLI opened the hearing to public testimony.

There was no public testimony. There was no rebuttal testimony.

CHAIR SPINELLI closed the public hearing.

COMMISSIONER GARDNER moved in Case 2025-0020 to recommend to the Anchorage Assembly approval of the Phase 2 changes to the B-3 District with the Section 1 through Section 3 proposed changes as shown on pages 1 and 2 of the staff report.

COMMISSIONER RAUN seconded.

COMMISSIONER GARDNER intends to support the motion, noting the following findings of fact:

1. The changes seem to be helpful clarifications, relatively self-explanatory.
2. There was no testimony heard in favor or not in favor of the amendment.
3. The packet referred to comments from the Rabbit Creek Community Council supporting the amendment.
4. He had suggested for staff to consider clarifying in Section 2 with respect to the maximum height limitations, which areas are capped at 100 feet with a CUP, since,

Exhibit B

at the moment, it is just listed for the 60-foot general limitation, but it also applies to the University Medical Center and other areas that have 75 feet by right.

AYE: Eber, Gardner, Pulice, Raun, Spinelli
NAY: None

PASSED

- 3. CASE: 2025-0021 (DM)**
PETITIONER: Municipality of Anchorage – Long-Range Planning
REQUEST: Recommendation by the Planning and Zoning Commission of an ordinance increasing the financial thresholds for a Major Site Plan Review of Parks Projects in the Anchorage Bowl and Turnagain Arm by amending the Use-Specific Standards in Anchorage Municipal Code 21.05.040, *Community Uses*.

MR. MCKENNA-FOSTER presented the staff report and recommendations on behalf of the Municipality’s Long-Range Planning Division. TANYA HICKOK with the Parks & Recreation Department was also present and assisted with responding to questions.

The commission discussed how many monetary thresholds similar to this were built into Title 21 and how to think holistically about future proofing the code; the last adjustment was done in approximately 2014, and the average cost of a major site plan review by the Parks & Recreation Department. They also discussed adjusting the amount to \$1 million.

CHAIR SPINELLI opened hearing to public testimony. The following individual testified:

STEVE CALLAGHAN

In response to Chair Spinelli’s question about getting rid of the major site plan review altogether, MR. CALLAGHAN said he would support that.

There was no rebuttal testimony.

CHAIR SPINELLI closed the public hearing.

COMMISSIONER PULICE moved in Case 2025-0021 to recommend to the Anchorage Assembly approval of the text amendment to Title 21 updating the requirements for Site Plan Review of Park Projects. COMMISSIONER EBER seconded.

COMMISSIONER RAUN moved to amend to adjust the dollar amount to \$1 million. COMMISSIONER EBER seconded.

AYE: Eber, Gardner, Pulice, Raun, Spinelli
NAY: None

PASSED