

Muni Planning News 2025-06-02

Proposed zoning code changes going to the Planning & Zoning Commission or Assembly in the next 6 weeks:

Meeting Date	Case name & number	Details
June 9, 2025 (PZC)	PZC Case 2025-0044 Non-Conformities	Allow more flexibility for when development projects must bring non-conforming structures into conformity.
June 9, 2025 (PZC)	PZC Case 2025-0045 Mobile Dwelling units	Updating definitions for moveable dwellings, allowing wider use of mobile dwelling units that can be certified as safe by the building code, allowing mobile dwelling units to be used as Accessory Dwelling Units (ADUs)
June 10, 2025 (Assembly Public Hearing)	AO 2025-65 Site Access	Changes to code related to driveways, walkways, building frontages, landscaping, and how private properties interact with the public street.
June 10, 2025 (Assembly Public Hearing)	AO 2025-63 Making self-storage a conditional use in the B-3 zoning district.	Sponsored by Assembly Member Rivera.
July 14, 2025 (PZC)	PZC Case 2025-0030 Transit Supportive Development Overlay (TSDO) creation and implementation	Creates and implements a transit-supportive overlay to allow development at a level to support transit.
July 14, 2025 (PZC)	PZC Case 2025-0034 Transit Supportive Development Overlay (TSDO) 2020 Comp Plan and 2040 Land Use Plan changes	Updates the 2020 Comprehensive Plan and 2040 Land Use Plan to facilitate the creation of a transit-supportive overlay.

Other Land Use Cases or Reviews going to the Planning & Zoning Commission:

Meeting	Case name & number	Details
June 2, 2025 (PZC)	PZC Case 2025-0056 Context Sensitive Solutions Project Review for Academy Drive and Vanguard Drive project	Required process for road projects.
June 2, 2025 (PZC)	PZC Case 2025-0055 Rezone from I-1 to PCD in Ship Creek	Rezoning of AKRR property in the ship creek area.
June 2, 2025 (PZC)	Subdivision Case S12832: Request to subdivide twenty-three (23) parcels into one (1) Tract and request for Vacation of Right-of-Way.	Subdivision of AKRR Property.
June 2, 2025 (PZC)	PZC Case 2025-0067 Conditional Use for a Type 1 Telecommunications Tower.	Requirement for processing telecommunications towers.
June 9, 2025	Work session for 10 year	5:30pm at the Beluga Room in the

5:30pm	targeted Plan Updates	Loussac library. Meeting notice.
July 2025	Work session for 10 year targeted Plan Updates	TBD

Other meetings or events:

Date	Meeting or event	Details
June 2, 2025, 6:30-8:30pm	AMATS Bicycle And Pedestrian Advisory Committee (BPAC)	Agenda
June 5, 2025, 1:00-3:00pm	AMATS Technical Advisory Committee	Agenda

- All case information is available on [CityView](#), and all meeting info available on the [Meetings Page](#).
- For all recent changes please see our [Title 21 Updates Page](#).
- Please ensure you are using the most up-to-date published version of Title 21 [here](#).
- Please write MuniPlanningNews@anchorageak.gov to opt into or out of these emails.
- Please also note that we will be transitioning over to a different newsletter service later in 2025, so appearance/format may change in the future.