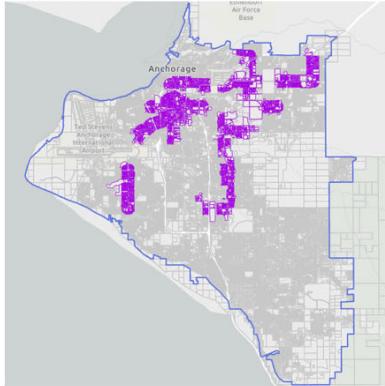


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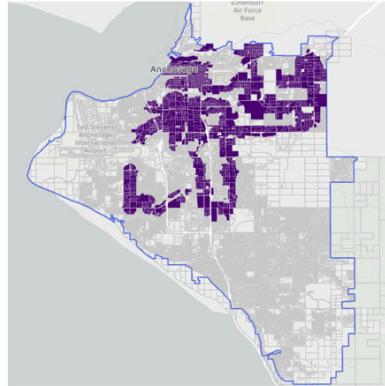


## Muni Planning News 2025-09-29

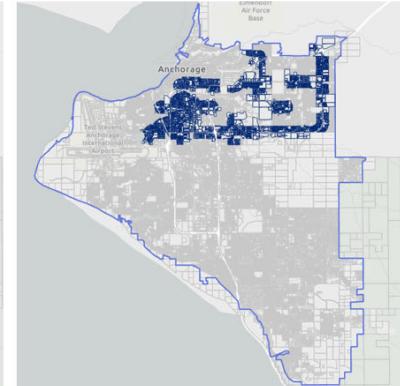
Original 2040 Transit-Supportive Corridors as published in the 2040 Land Use Plan



Original TSDO proposed in July 2025



TSDO proposed in September 2025



- Transit Supportive Development Overlay (TSDO) version 5 is now posted on the [project page](#). In response to ongoing public feedback, the current proposal includes:
  - a smaller inclusion area
  - 40' heights within the TSDO
  - residential uses without additional mixed uses
  - 80% lot coverage
  - no setback requirements
  - removes the exemption from multifamily design requirements

The item will be back for public hearing at the October 6, 2025 PZC meeting, with a staff report for the meeting published later this week. Find the most current project materials [here](#).

assessing data and new maps showing seismic, flood, and vacant information have been posted on the data page.

- There is a new one pager available for the non-conformities code update project (PZC Case 2025-0044). This item will be open for public hearing at the October 21, 2025 Assembly meeting.
- There is a new one pager available for the relocatable dwelling units (formerly manufactured dwelling units) project (PZC Case 2025-45). This case should be on an Assembly agenda in the next few weeks.
- The 10 Year Targeted Plan Update focusing on housing will be coming before the Planning and Zoning Commission later this fall.
- There were some reports of limited functionality for commenting or meeting requests on the CityView Portal. These have been corrected, but please contact us if you have any issues.
- The Title 21 Updates page has been recently updated.
- Take the Muldoon Transit Center Survey (Project page [here](#))
- The public comment period for the Design Criteria Manual (DCM) is open until October 10, 2025 for the following chapters: Chapter 3 - Landscaping, Chapter 7 - Public Transportation, and Chapter 8 - Plans & Specifications. Email comments to [DCMUPDATE@anchorageak.gov](mailto:DCMUPDATE@anchorageak.gov); please indicate in your correspondence to which chapter your comments apply. Join the DCM mailing list [here](#).

## UPCOMING MEETINGS

- The Mayor's Office and ACDA are hosting an information session on the Microunits for Recovery Residences pilot project on September 30, 2025 at 6:00pm at St. Mary's Episcopal Church (2222. E Tudor Road).
- There is an **AMATS Technical Advisory Committee Meeting** on October 2, 2025.
- There is a **Planning and Zoning Commission Meeting** on October 6, 2025.

## SUPPLEMENTAL INFORMATION

- All posted case information is available on [CityView](#), and all meeting info available on the [Meetings Page](#).
- [AMATS meetings page](#)
- For all recent changes, please see our [Title 21 Updates Page](#).
- Please ensure that you are using the most up-to-date published version of Title 21 [here](#).



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