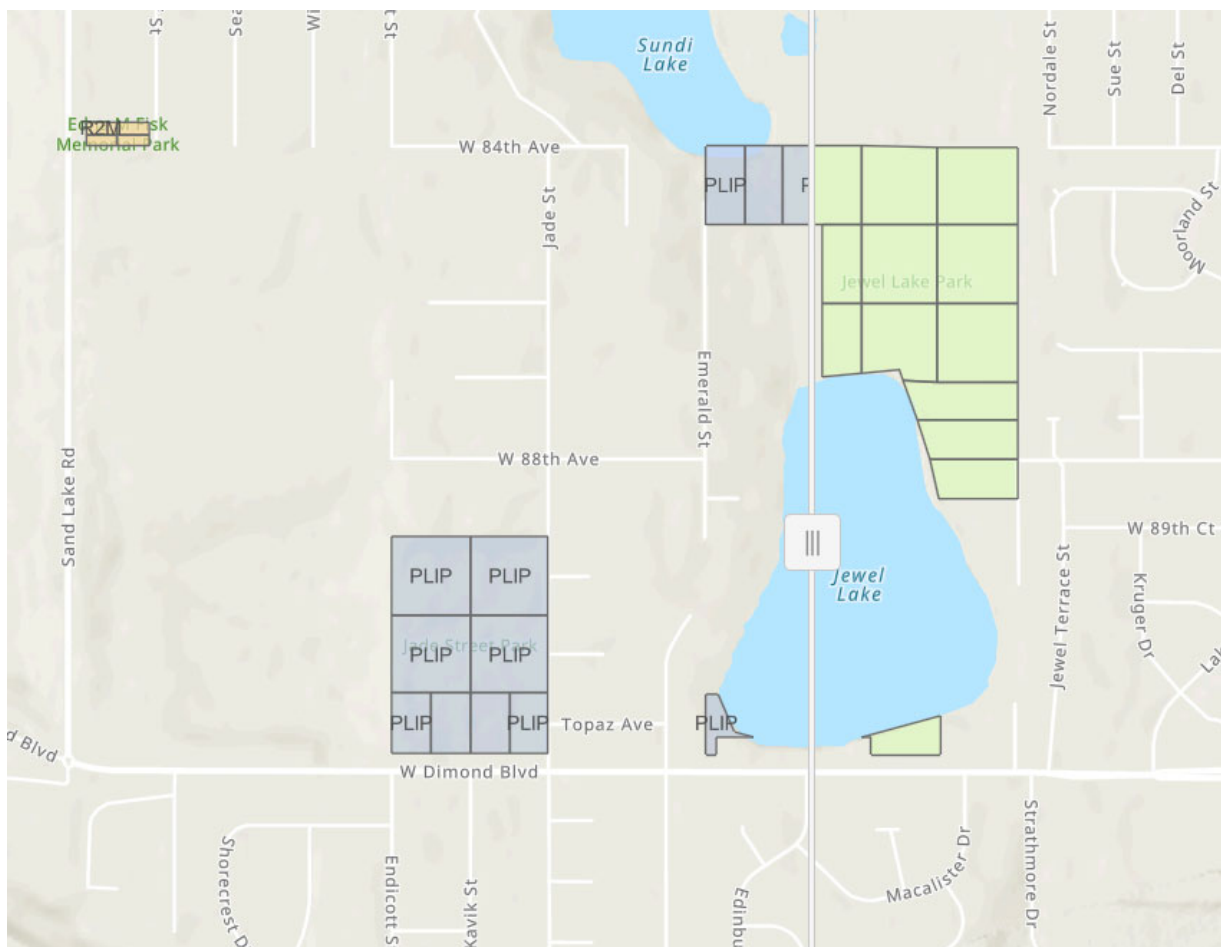


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Planning Department
MUNICIPALITY OF ANCHORAGE

Muni Planning News 2025-11-10



- **McDowell Sanctuary Rezone:** The Assembly voted to approve a rezoning of the Helen Louise McDowell Sanctuary to Parks and Recreation (PR) Zoning with AO 2025-111. This was one of the first uses of the MOA's new Muni-led rezones tool, which is also in use for the Parks Rezone below.

and [PZC Case 2025-146](#) will rezone a number of parcels to parks and recreation (PR) zoning. This implements action 8-4 of the [2040 Land Use Plan](#): “*Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI.*” This item is currently scheduled for the December 8, 2025 Planning & Zoning Commission meeting. To compare existing zoning and proposed zoning, or the existing land use designation and proposed future land use designations, please see the swipe maps below:

- [2025-0131](#) [Current and Proposed Zoning - Overview](#)
- [2025-0146](#) [Current and Proposed Land Use Map Designation - Overview](#)

- **Last week’s work session on the Community Council Boundaries update.** Watch the work session [here](#). The public hearing for this item has been continued to the December 2, 2025 Assembly Meeting.
- **Short Term Rental (STR) regulation ordinance postponed** to the November 18 Assembly Meeting: [AO 2025-115](#).
- **Ongoing: 10 year Targeted Comprehensive Plan Update.** The Department continues to work on the [10 Year Targeted Comprehensive Plan Update focusing on housing](#) and encourages any comments or feedback.
- **AMATS Outreach:** On October 27th, The Federation of Community Councils Local Lens series [featured AMATS](#) for a presentation about what they do, how their processes work, and how to get involved. Also check out the new [90-second explainer video](#) for a snapshot of AMATS’ mission, programs, and how to get involved.
- **Transit Supportive Development Overlay (TSDO):** The Planning and Zoning Commission recommended at their [October 6, 2025 meeting](#) to move the TSDO overlay ([PZC Case 2025-0030](#)) and comp plan updates ([PZC Case 2025-0034](#)) forward with additional changes and process. Per [direction from the Mayor’s office](#), these cases will be on pause until further notice to allow for additional outreach. Watch the presentation, testimony, and discussion from the meeting [here](#). The Department will also continue to update the [TSDO project page](#) if new information becomes available.

- There is an **Assembly Meeting** on November 18, 2025 (no materials posted yet).
- There is a **Planning and Zoning Commission Meeting** on December 8, 2025 (no materials posted yet).

SUPPLEMENTAL INFORMATION

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



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