



Municipality of Anchorage, Alaska
Parks & Recreation Department

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MEMORANDUM

Date: March 3, 2021

To: Parks & Recreation Commission

Through: Steve Rafuse, Parks Superintendent

From: Parks and Recreation Department

Subject: **PRC 2021-03** – Proposed Rezoning of Certain Park Lands to Parks and Recreation (PR) Zoning District

The MOA Planning Department is proposing to rezone a number of parks and park areas to the current Parks and Recreation (PR) zoning designation. As explained in the attached Memorandum from the Planning Department to the Planning and Zoning Commission, the rezone brings the zoning designation of dedicated park lands in line with the zoning of the current municipal code for land use, and fulfills an action item of the *Anchorage 2040 Land Use Plan* (Supplement to the *Anchorage 2020 Comprehensive Plan*).

The attached Memorandum provides information about the purpose of the rezoning and basis in Municipal Code. The Memorandum introduces the draft ordinance and identifies with legal description the following 20 park areas for rezoning:

Bancroft Park, Campbell Park, Portions of Campbell Creek Greenbelt, Lake Otis Buffer Park South, Lynnwood Park, Meadow Street Park, Muriel Park, Nadine Park, Papago Park, Rovenna Park, South Anchorage Park, Spruce Park, Stanley Park, Taku Lake Park, Taku School Park, Waldron Park, Whisper Faith Kovach Park, Wickersham Park, Winchester Park, Wolverine Park

Exhibit A of the draft ordinance shows the area of Anchorage including most of the affected park lands.

Rezoning of Anchorage's other dedicated parks will follow in later phases.

The Planning Department characterizes this rezoning as a housekeeping measure following the code amendment and adoption of the *2040 Land Use Plan*. The Parks and Recreation Department concurs that rezoning would simplify the zoning of most municipal parks and by the PR designation identify the park lands that are officially dedicated as defined by municipal code. The department does not anticipate unintended change to the use and appearance of Anchorage's parks as a result of the rezoning.

STAFF RECOMMENDATION

The Parks and Recreation Department recommends that the Parks & Recreation Commission adopt the attached Resolution recommending that the Assembly approve the rezoning of these park lands to Parks & Recreation (PR), generally as proposed.

Attachments

Memorandum dated February 11, 2020, from the Anchorage Planning Dept. to Planning & Zoning Commission
Draft AO-- 2021 Ordinance Amending the Zoning Map and Providing for the Rezoning . . . to PR (Parks & Recreation) in Anchorage, including Exhibit A (map of affected park areas)

Cc: Ryan Yelle, Sr. Planner, Planning Dept.



Municipality of Anchorage, Alaska
Parks & Recreation Commission

632 W. 6th Avenue, Suite 630
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Anchorage, AK 99519



Resolution No. 2021-03
Proposed Rezoning of Certain Park Lands to Parks & Recreation (PR)

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly;

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl;

WHEREAS, the application of appropriate and consistent zoning designation is intended to provide consistent standards for development, protections for park purposes, and avoidance of unintended adverse neighborhood impacts;

WHEREAS, Anchorage's dedicated park lands now have a variety of zoning designations carried over since establishment as municipal parks;

WHEREAS, Title 21 of the Anchorage Municipal Code and the Anchorage 2040 Land Use Plan provide that formally dedicated park lands shall be zoned PR, Parks & Recreation; and

WHEREAS, the Anchorage Planning Department proposes the housekeeping process to implement the appropriate rezoning of dedicated park lands, beginning with the following park and greenbelt areas:

Bancroft Park	Nadine Park	Taku School Park
Campbell Park	Papago Park	Waldron Park
Portions of Campbell Creek Greenbelt	Rovenna Park	Whisper Faith Kovach Park
Lake Otis Buffer Park South	South Anchorage Park	Wickersham Park
Lynnwood Park	Spruce Park	Winchester Park
Meadow Street Park	Stanley Park	Wolverine Park
Muriel Park	Taku Lake Park	

and further described in the attached draft Assembly Ordinance, with remaining dedicated park lands to be rezoned in later phases; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends that the Anchorage Assembly adopt the attached ordinance generally as proposed for the purpose of rezoning these dedicated park lands to the PR, Parks & Recreation, Zoning District.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 11th day of March, 2021.

Chair, Parks and Recreation Commission

ATTEST:

Steve Rafuse, On Behalf of Director
Parks & Recreation Department

MUNICIPALITY OF ANCHORAGE MEMORANDUM

DATE: February 11, 2020

TO: Planning and Zoning Commission

JD SR THRU: Dave Whitfield, Current Planning Manager, Planning Department
Michelle McNulty, AICP, Director, Planning Department
DW MM Stephen Rafuse, Parks Superintendent, Parks & Recreation Department
Joshua Durand, Director, Parks & Recreation Department

KDG RJM FROM: Ryan Yelle, Senior Planner, Planning Department
Karlle Gedig, Senior Planner, Planning Department

SUBJECT: Dedicated Parks Rezone Project

The Planning Department in partnership with the Parks & Recreation Department, is submitting this request to rezone 20 dedicated parks within the Anchorage Bowl to the appropriate Parks and Recreation (PR) District. This request is being brought forward to fulfill action item #8-4 of the Anchorage 2040 Land Use Plan. This rezone request will provide uniform zoning protections for all dedicated municipal parks within the Anchorage Bowl. This is the first phase of this effort. Future rezone requests for the remainder of dedicated parks within Anchorage will follow. Action item #8-4 reads as follows:

“Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI.”

The PR district is a new zoning district established through the re-write of Title 21. The objective of the PR district is to protect and mitigate the land use impacts to the Municipality’s dedicated park lands. This rezone request only encompasses dedicated parks due to the purpose of the PR district and its intent that it only applies to municipal land dedicated as such by the Assembly. The purpose of the PR district as stated in Title 21 is:

“The PR district is intended to include municipal lands dedicated by the assembly as parks in accordance with AMC 25.10.080.”

There are currently numerous dedicated parks throughout the Municipality that are located within a variety of zoning districts which may include residential, commercial, or industrial designations. These designations do not

*A rezone of T-zoned lands to PLI will require a separate analysis and will be conducted at a future date.

provide adequate land use protections for dedicated parks. This conflict between the underlying zoning and the park's dedication may result in the establishment of uses within these parcels which were not intended. The uses allowed within the PR district are much more limited to prevent incompatible uses from being established. Additionally, there are unique dimensional (i.e. setbacks, lot coverage, building height, etc.) and landscaping requirements (i.e. site perimeter, parking lot perimeter, buffer landscaping, etc.) for the PR district. These land use regulations will not only benefit dedicated parks but may also benefit adjacent property owners.

The parks and greenbelts within Anchorage support the growth and livability of neighborhoods and economic centers. They also provide Anchorage with a competitive advantage for attracting and retaining both residents and businesses. Providing uniform land use and zoning protections for all dedicated parks will further contribute to the longevity of our park system.

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department and the
Parks and Recreation Department
For reading: (always blank)

ANCHORAGE, ALASKA
AO No. 2021-_____

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL), R-2A (TWO-FAMILY LARGER LOT), R-2M (MIXED RESIDENTIAL), R-3 (MIXED RESIDENTIAL), PLI (PUBLIC LANDS & INSTITUTIONS), PLI-p (PUBLIC LANDS & INSTITUTIONS-PARKS), RO (RESIDENTIAL OFFICE), B-3 (GENERAL BUSINESS) AND I-1 (LIGHT INDUSTRIAL) RESPECTIVELY, TO PR (PARKS & RECREATION) IN ANCHORAGE.

(All Community Councils)

(Planning and Zoning Commission Case 2021-0000)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property dedicated as "Bancroft Park" as PR (Parks & Recreation District):

Park, Bancroft Subdivision Addition No.1; Lots 10, 11, 12, and 13, Block 4, Bancroft Subdivision; Lot 9, Block 6, Wickersham Park Addition No. 5 Subdivision; Portion of SE ¼, NW ¼, Section 32, T13N, R3W; and Parcel 1, Portion of NW ¼, Section 32, T13N, R3W, S.M., Alaska, as shown on "Exhibit A" attached.

Section 2. The zoning map shall be amended by designating the following described property dedicated as "Campbell Park" as PR (Parks & Recreation District):

Tract B-1, Borough Public Works Tudor Road Tract Subdivision; SW ¼, NE ¼, Section 33, T13N, R3W; E ½, SE ¼, NW ¼, Section 33, T13N, R3W; SE ¼ and NE ¼, SW ¼, Section 33, T13N, R3W, S.M., Alaska, as shown on "Exhibit A" attached.

Section 3. The zoning map shall be amended by designating the following described property dedicated as "Portions of Campbell Creek Greenbelt (a.k.a Foxtree Park and Ware Park)" as PR (Parks & Recreation District):

Tracts C-1, I-3, I-1, L-1, and M, Campbell Creek Commercial Park Subdivision; Parcel 28, Campbell Creek Greenbelt; Tracts 1A, and A, Highway Park Subdivision, Addition No.1; Lot 38, 39, 40, Campbell Creek Greenbelt Subdivision, Addition No.3; Lot 43, Campbell Creek Greenbelt Subdivision, Addition No.4; Lot A, Block 3, Campbell Creek Subdivision; Tract B, Southtown Industrial Park Subdivision; S.M., Alaska, as shown on

“Exhibit A” attached.

Section 4. The zoning map shall be amended by designating the following described property dedicated as “Lake Otis Buffer Park South” as PR (Parks & Recreation District):

Planting Strip, Section 8, T12N, R3W, S.M., Alaska, as shown on “Exhibit A” attached.

Section 5. The zoning map shall be amended by designating the following described property dedicated as “Lynnwood Park” as PR (Parks & Recreation District):

Parcel 7A, W ½, W ½, NE ¼, Section 6, T12N, R3W; Lots 1, 2, 2A, 3, 13, 14, 15, and 16, Block 1, Aurora Subdivision Addition No. 2; W ½ Lot 4, and Lot 5, Block 7, Aurora Subdivision; Lots 13A2, 15, 16, 17A, 18A, 19, 20, 21, 24A, 25A, 26, 27, 28, and 29, Block 10, Aurora Subdivision; Lot 6, Portion of Lot 7, Portion of Lot 8, Portion of Lot 9, and Tract 5B, Block 5, Hollowbrook Subdivision Addition No.1; Portion of SW ¼, NE ¼, Section 6, T12N, R3W; Portion of NW ¼, SE ¼, Section 6, T12N, R3W; and Tract 31, Campbell Green Subdivision; S.M., Alaska, as shown on “Exhibit A” attached.

Section 6. The zoning map shall be amended by designating the following described property dedicated as “Meadow Street Park” as PR (Parks & Recreation District):

Lots 1A and 2A, Block 1, Eastwood Park Subdivision; Lots 1, 2, 3, and 4A, Block 2, Eastwood Park Subdivision; S.M., Alaska, as shown on “Exhibit A” attached.

Section 7. The zoning map shall be amended by designating the following described property dedicated as “Muriel Park” as PR (Parks & Recreation District):

Lot 1D-Park, Woodland Park Subdivision; S.M., Alaska, as shown on “Exhibit A” attached.

Section 8. The zoning map shall be amended by designating the following described property dedicated as “Nadine Park” as PR (Parks & Recreation District):

Lot 21B, Section 9, T12N, R3W; Lot 21A Less North 196.73ft, Section 9, T12N, R3W; and Lot 21A North 196.73ft, Section 9, T12N, R3W, S.M., Alaska, as shown on “Exhibit A” attached.

Section 9. The zoning map shall be amended by designating the following described property dedicated as “Papago Park” as PR (Parks & Recreation District):

Lot 4, Block C, Pierce Subdivision, S.M., Alaska, as shown on “Exhibit A” attached.

Section 10. The zoning map shall be amended by designating the following described property dedicated as “Rovenna Park” as PR (Parks & Recreation

District):

Portion of NW ¼, NE ¼, SE ¼ and Portion of S ½, SE ¼, NE ¼, Section 12, T12N, R4W; Parcel 4, Section 12, T12N, R4W; South Portion of Lot 85, Section 12, T12N, R4W; Lot 83, Campbell Creek Greenbelt Subdivision, Addition No. 13; Parcel 85, SW ¼, NW ¼, SE ¼, Section 12, T12N, R4W; Tract B, Rovenna Park Subdivision Addition No. 1; Lot 82B, Campbell Creek Greenbelt Subdivision, Addition No. 12; S.M., Alaska, as shown on "Exhibit A" attached.

Section 11. The zoning map shall be amended by designating the following described property dedicated as "South Anchorage Park" as PR (Parks & Recreation District):

Tract A, Seventy Acre Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 12. The zoning map shall be amended by designating the following described property dedicated as "Spruce Park" as PR (Parks & Recreation District):

Lots 71 and 72, Section 9, T12N, R3W, S.M., Alaska, as shown on "Exhibit A" attached.

Section 13. The zoning map shall be amended by designating the following described property dedicated as "Stanley Park" as PR (Parks & Recreation District):

Tract 4B, Block 3, Rapp'e Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 14. The zoning map shall be amended by designating the following described property dedicated as "Taku Lake Park" as PR (Parks & Recreation District):

Portion of Tract D, Campbell Glen Subdivision Unit No. 2; Portion of Tract E Described as Parcel 3 by metes and bounds in Warranty Deed filed under Book 43, Page 41; Lots 76 and 76A, Campbell Creek Greenbelt Subdivision Addition No. 8; S.M., Alaska, as shown on "Exhibit A" attached.

Section 15. The zoning map shall be amended by designating the following described property dedicated as "Taku School Park" as PR (Parks & Recreation District):

Tract 1, Taku Park Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 16. The zoning map shall be amended by designating the following described property dedicated as "Waldron Park" as PR (Parks & Recreation District):

Tract A-1, Waldron Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 17. The zoning map shall be amended by designating the following described property dedicated as "Whisper Faith Kovach Park" as PR (Parks & Recreation District):

Tract A, Seventh Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 18. The zoning map shall be amended by designating the following described property dedicated as "Wickersham Park" as PR (Parks & Recreation District):

Park, Block 8, Wickersham Park Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 19. The zoning map shall be amended by designating the following described property dedicated as "Winchester Park" as PR (Parks & Recreation District):

Lot 59, Section 9, T12N, R3W, S.M., Alaska, as shown on "Exhibit A" attached.

Section 20. The zoning map shall be amended by designating the following described property dedicated as "Wolverine Park" as PR (Parks & Recreation District):

Lots 1B, 2, 3A, 3B, 5, 6, 7 (Less West 120ft and South 100ft), and 7 (West 120ft and South 100ft), Block 7, Papago Park Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 21. The Director of the Planning Department shall change the zoning map accordingly.

Section 22. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2021.

Chair of the Assembly

ATTEST:

Municipal Clerk

(009-202-26, 009-202-27, 009-202-28, 009-202-29, 009-202-30, 009-202-31, 009-192-54, 009-202-43, 008-061-02, 008-061-03, 008-072-11, 008-081-12, 013-011-

1 01, 013-011-09, 013-011-10, 013-011-11, 013-011-12, 013-011-15, 013-011-16,
2 013-011-17, 013-011-18, 013-011-52, 013-011-53, 013-012-06, 013-012-07, 013-
3 012-08, 013-012-09, 013-012-14, 013-012-15, 013-012-16, 013-012-17, 013-012-
4 18, 013-012-19, 013-012-20, 013-012-35, 013-012-38, 013-012-39, 013-021-02,
5 013-044-54, 013-044-55, 013-044-56, 013-044-57, 013-044-75, 013-131-02, 013-
6 131-03, 014-045-43, 014-045-44, 014-045-45, 014-045-48, 014-045-49, 014-045-
7 51, 014-171-10, 014-171-11, 014-171-12, 012-172-01, 012-211-03, 012-302-01,
8 012-302-07, 012-302-32, 012-302-35, 012-302-36, 012-302-39, 012-611-02, 012-
9 201-48, 012-182-15, 013-061-02, 013-071-42, 013-071-43, 013-131-24, 009-181-
10 14, 009-192-13, 014-231-06, 012-171-26, 012-171-27, 012-171-28, 012-171-29,
11 012-171-31, 012-171-32, 012-171-33, 012-171-48, 010-093-49, 014-182-03,
12 014-241-11, 014-241-12, 014-183-01, 009-201-02, 009-202-01, 009-242-60, 009-
13 242-66, 009-242-72, 009-242-73, 009-242-74, 009-251-17, 009-252-11,
14 009-252-12, 009-252-13, 009-252-14, 009-291-08, 009-291-20)

AO 2021-

Exhibit A

