

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

**ANCHORAGE, ALASKA  
AO NO. 2025-**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE 21.09.040, ZONING DISTRICTS, AND TABLE 21.09-2: TABLE OF ALLOWED USES TO ALLOW OFFICE AND MOST RETAIL USES IN THE GC-10, UPPER ALYESKA HIGHWAY COMMERCIAL DISTRICT.**

(All Community Councils) (Case 2025-0083)

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**WHEREAS**, the Girdwood Board of Supervisors requested these text amendments to the GC-10 district by adopting Resolution 2025-06; and

**WHEREAS**, the text amendments will allow office and most retail uses in the GC-district, which is made up of only three tracts, of which one is undeveloped; and

**WHEREAS**, office and retail developments with more than 4,000 square feet would require the Planning and Zoning Commission's approval after holding a public hearing, like similar commercial zoning districts in Girdwood; and

**WHEREAS**, the 2025 *Girdwood Comprehensive Plan* supports the change: "E1.1. Increase commercial space (office and retail). Revise Girdwood land use regulations to better reflect this policy."

**WHEREAS**, this is a simple regulatory change to expand opportunities for employment and shopping in Girdwood; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.09.040      Zoning Districts**

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**C.      Commercial Districts**

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**2.      Districts**

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**j.      gC-10 (Upper Alyeska Highway Commercial) District**

**i.      Location**



**TABLE 21.09-2: TABLE OF ALLOWED USES**

*P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table  
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts*

Use Category	Use Type	Residential					Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards		
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	aC 1	aC 2	aC 3	aC 4	aC 5	aC 6	aC 7	aC 8	aC 9	aC 10	gl 1	gl 2	aR ST1	aR ST2	G A	G O S		G W	
	Convenience store						④	④	①	②	⑤	③	①	③	②	④					④	④				21.05.050H.3. 21.05.020A.
	General retail						④	④	①	②	⑤	③	①	③	②	④					④	④				21.05.050H.7.
	Fueling station						C	C													S			21.05.050H.5.		
	Grocery or food store						④	④	①	②	⑤	③	①	③	②	④					④	④				21.05.050H.8.
	Liquor store							④			⑤	③	①	③	②						④	④			21.09.050B.1.a.	
	Lumber yard/building materials store							④	①		⑤	③	①	③	②	④	P							21.05.050H.2.		
	Meat/seafood processing, storage, and sales																P									
	Nursery, commercial									②	③	③												21.05.050A.1.		

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③ Gross floor area; permit/review required:  
Permitted (P): < 2,000 sf  
Administrative Site Plan Review (S): 2,000-4,000 sf  
Major Site Plan Review (M): 4,001-20,000 sf  
Prohibited: > 20,000 sf

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 2- 15-22; AO 2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-24, 4-23-24; AO 2024-121, 1-7-25)

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Assembly.

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

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Chair

ATTEST:

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Municipal Clerk

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