



## Planning Department Memorandum



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**Date:** October 17, 2025

**To:** Reviewing Agencies

**Subject:** A request to amend the *Anchorage 2040 Land Use Plan* land use map classification of approximately 28 acres of land owned by MOA from Large-Lot Residential, Single-Family and Two-Family, Compact Mixed Residential - Low, Compact Mixed Residential - Medium, Urban Residential – High, and Park or Natural Area to Compact Mixed Residential - Low, Urban Residential – High, and Park or Natural Area for the parcels depicted in Exhibit A.

The Planning Department is seeking comments on the attached draft ordinance to redesignate 26.9 acres of public land used for parks across the Anchorage Bowl to Park or Natural Area, as well as 0.4 acres of private residential land from Park or Natural Area to Urban Residential – High, and 0.2 acres of private residential land from Park or Natural Area to Compact Mixed Residential – Low.

This action is to correct the 2040 Land Use Plan by changing 4 private parcels that are not used for parks or natural areas to their intended residential designations, as well as designating 69 municipally owned and named parks currently classified for residential uses to Park or Natural Area.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, December 8, 2025, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.** Recommendations from the Commission will be forward to the Assembly.

Submit written comments in the following ways:

**by CityView:** <http://munimaps.muni.org/planning/allcomments.cfm>  
(2025-0146)

**by email:** [Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)

**by fax:** (907) 343-7927

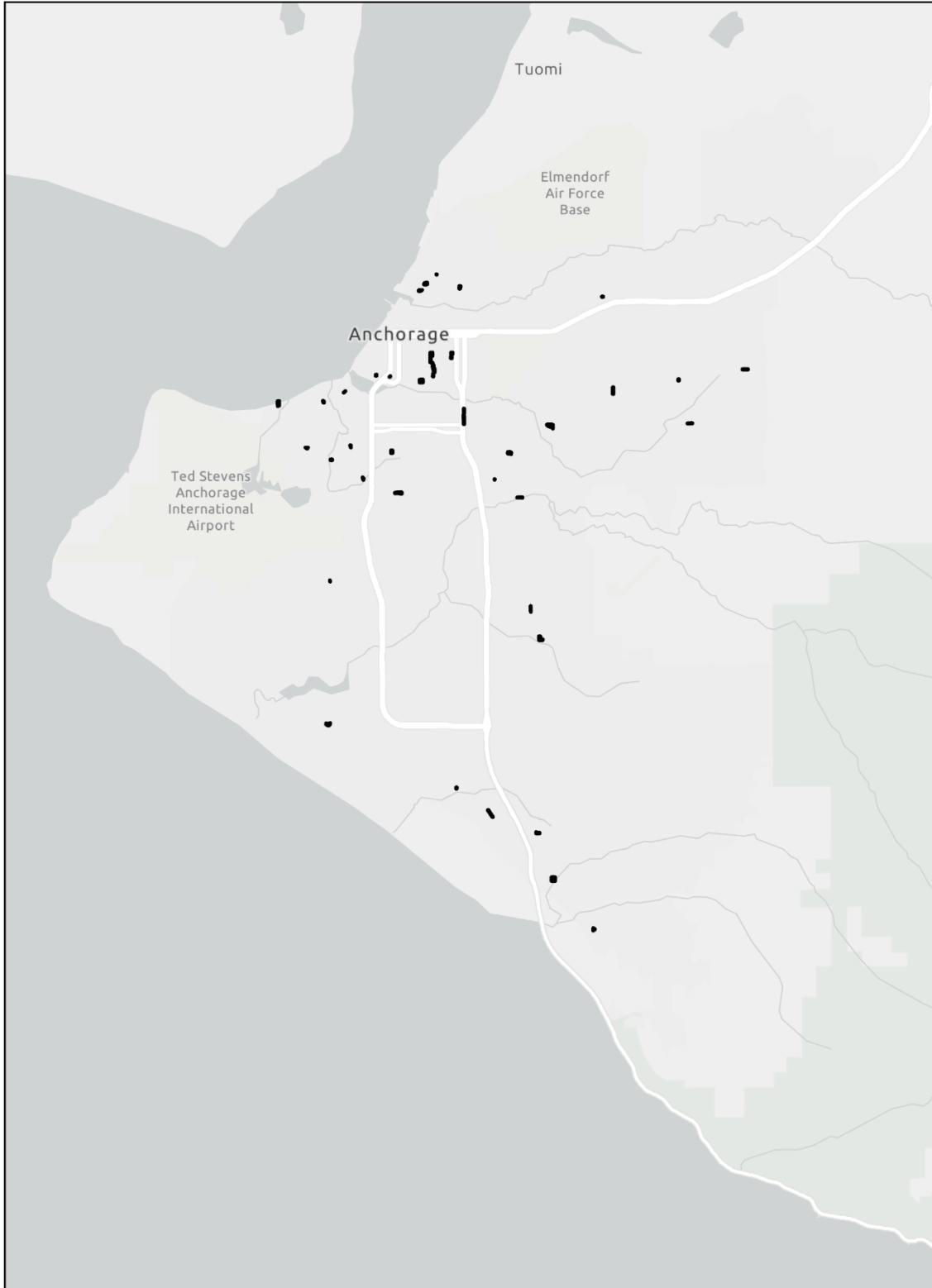
**by mail:** Current Planning Division  
MOA Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

If you have questions, please contact Luke Bertram at 907-343-7990 in the Long-Range Planning Division of the Planning Department.

Attachment: Map of proposed rezone area

# Exhibit A

## Proposed Parcels to be Redesignated



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

**ANCHORAGE, ALASKA**  
**AO No. 2025-\_\_**

1 **AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN, LAND**  
2 **USE PLAN MAP TO CHANGE THE CLASSIFICATION OF APPROXIMATELY**  
3 **27.52 ACRES OF LAND FROM LARGE-LOT RESIDENTIAL, SINGLE-FAMILY**  
4 **AND TWO-FAMILY, COMPACT MIXED RESIDENTIAL – LOW, COMPACT**  
5 **MIXED RESIDENTIAL – MEDIUM, AND URBAN RESIDENTIAL – HIGH TO**  
6 **COMPACT MIXED RESIDENTIAL – LOW, URBAN RESIDENTIAL – HIGH AND**  
7 **PARK OR NATURAL AREA FOR THE PARCELS DEPICTED IN EXHIBIT A.**

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9 (Planning and Zoning Commission Case No. 2025-0146)

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11 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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13 **Section 1.** That the *Anchorage 2040 Land Use Plan* Land Use Map is hereby  
14 amended to change the classification of seventy-three (73) lots, as shown in Exhibit  
15 A, from Large-Lot Residential, Single-Family and Two-Two Family, Compact Mixed  
16 Residential – Low, Compact Mixed Residential – Medium, and Urban Residential –  
17 High to Compact Mixed Residential – Low, Urban Residential – High and Park or  
18 Natural Area.

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20 **Section 2.** Anchorage Municipal Code section 21.01.080 is amended as follows  
21 (*the remainder of the subsection is not affected and therefore not set out*):

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23 **21.01.080 COMPREHENSIVE PLAN**

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25 **A. Purpose**

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27 The purpose of the comprehensive plan is to set for the goals,  
28 objectives, strategies, and policies governing land use development  
29 of the municipality. As adopted, this section and the documents  
30 incorporated in this section constitute the comprehensive plan of the  
31 municipality.

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33 **B. Adopted Elements**

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35 The comprehensive plan consists of the adopted elements identified  
36 in the following table, and which are incorporated in this chapter by  
37 reference. Plans or other elements that are not listed below are not  
38 official elements of the comprehensive plan, though they may be valid  
39 planning tools.  
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**Table 21.01-1: COMPREHENSIVE PLAN ELEMENTS**

Area/Topic	Plan	Adoption Date <sup>1</sup>	Amendments
Anchorage Bowl	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002
	Anchorage 2040 Land Use Plan	AO 2017-116, as amended; 9-26-2017	AO 2019-142, as amended; 12-17-2019; AO 2021-40, 5-12-2021; AO 2021-78, 11-1-2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, 5-24-2022; AO 2023- 21, 4-11-2023; AO 2023-83, 9- 12-2023; AO 2024-1, 3-5-2024; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; <b>AO 2026-</b> <u>(insert effective date of this ordinance)</u>
	Spenard Corridor Plan	AO 2020-74 as amended; 9-15-2020	
	Tudor Road Public Lands and Institutions Plan	AR 1986-162; 9-9-1986	
	3500 Tudor Road Master Plan	AO 2007-118; 11-13-2007	
	Our Downtown: Anchorage Downtown District Plan	AO 2022-27, as Amended, 4-26-2022; AO 2007-113;12-11-2007	AO 2023-22, 4-11-2023
	Hillside District Plan	AO 2010-22; 4-13-2010	AO 2014-134; 11-18-14;AO 2015-17; 3-3-15; AO 2021-25(S); 8-24-21
	Utility Corridor Plan	AO 1990-13(S); 2-27-1990	AO 2003-78; 8-19-03 AO 2005-121(S); 10-25-05 AO 2007-97; 7-17-07
	Section 36 Land Use Study (recommending Alternative 2)	AO 1992-125; 11-10-1992	
	The Ship Cree/Waterfront Land Use Plan (May 1991), including the Transportation Element, as supplemented by the Ship Creek Framework Plan, 7-22-14	AO 1991-88; 6-3-1991	AIM 1991-178 AO 2014-79; 7-22-14
	Potter Valley Land Use Analysis	AO 1999-144; 12-7-1999	
	UMED District Plan	AO 2015-140; 3-22-2016	
	West Anchorage District Plan	AO 2012-47; 7-10-2012	AO 2016-32; 4-12-16
	Government Hill Neighborhood Plan	AO 2013-11; 2-12-2013	AO 2015-18; 3-3-15
	Fairview Neighborhood Plan	AO 2014-108; 9-9-14	
East Anchorage District Plan	AO 2014-139(S); 12-2-14		
Mountain View Targeted Neighborhood Plan	AO 2016-101; 9-13-2016		

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14- 9 14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 10 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11 11- 18-14; AO No. 2014-139(S), § 3, 12-2-14; AO No. 2015-17, § 3, 3-3-15; AO 12 No. 2015-18, § 5, 3-3-15; AO No. 2015-46, § 3, 5-14-15 ; AO No. 2015-140, § 13 2, 3- 8-16 ; AO No. 2016-101 , § 2, 9-13-16; AO No. 2017-67, 5-9-2017; AO 14 No. 2017- 116 , § 6, 9-26-17; AO No. 2018-23, § 3, 3-20-18; AO No. 2019-142, 15 § 3, 12-17- 19; AO No. 2020-74, § 2, 9-15-20)

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

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0146)

