

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
ZONING MAP AMENDMENT (REZONE)**

**DATE:** November 3, 2025

**CASE NUMBER:** 2025-0121

**REQUEST:** A request to rezone a tract of land from R-4 SL (Multifamily Residential with Special Limitations) District to R-4 (Multifamily Residential) District

**LOCATION:** Generally located east of Columbine Court, south of Krista Circle, west of Northway Drive, and north of DeBarr Road

**LEGAL DESCRIPTION:** Seward Towers Tract-1 Northway Business Park (Plat 96-59)

**COMMUNITY COUNCIL:** Airport Heights

**PARCEL NUMBERS:** 004-091-87

**GRID:** SW1335

**ADDRESS:** N/A

**ATTACHMENTS**

- 1. Draft AO
- 2. Application
- 3. Comments

**RECOMMENDATION SUMMARY: APPROVAL OF A REZONE TO R-3**

**SITE**

Acres: ± 4.3 acres  
Current Zoning: R-4 SL: Multifamily Residential District with Special Limitations  
Topography: Mild Slope (10%)

**COMPREHENSIVE PLAN**

Classification: “Compact Mixed Residential - Medium” land use designation and “Transit-Supportive Development” growth-supporting feature per the *Anchorage 2040 Land Use Plan*

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	D-2	RO SL	R-2D	D-2
Land Use:	Mobile home park	Surgical center	Duplex, single-family residential and manufacturing/processing	Apartment – garden

## PROPOSAL

This is a rezone request from Cook Inlet Housing Authority to amend the zoning map for approximately 4.3 acres of land from R-4 SL (Multifamily Residential with Special Limitations) District to R-4 (Multifamily Residential) District.

The Planning and Zoning Commission will provide a recommendation to the Assembly on this rezone request (through resolution). The Assembly is the decision-making body for rezonings.

## BACKGROUND

The *Anchorage 2040 Land Use Plan* classifies this tract with a land use designation of "Compact Mixed Residential - Medium" and "Transit Supported Development". The property in question has been R-4 SL (Multifamily Residential) District with Special Limitations since 1982. While the request is to rezone to R-4, this is not an implementing zoning district of the land use designation in the *Anchorage 2040 Land Use Plan*. A rezone to R-3 (Multifamily Residential) District would provide a comparable option to the applicant to remove the SL while still rezoning to a district consistent with the *Anchorage 2040 Land Use Plan*.

Thus, the proposed amendment from R-4 SL (Multifamily Residential District with Special Limitations) to R-4 (Multifamily Residential) District for the subject property would only seek to remove the Special Limitations imposed on it, while a rezone to R-3 (Multifamily Residential) District would eliminate the Special Limitation and also implement the *Anchorage 2040 Land Use Plan*.

## CURRENT ZONING DISTRICT

AMC 21.04.020I. R-4 SL: Multifamily Residential District with Special Limitations

### R-4 Purpose

*The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.*

### Special Limitations

*According to AO 82-148, Section 2: The zoning map amendment for the R-4 (Multifamily Residential District) S.L. zone designations for the property described in Section 1 above is restricted with the following limitations:*

- 1. A Public Hearing site plan review under provisions of AMC Section 21.15.030 Procedures for Obtaining a Conditional Use is required before issuance of a building permit.*
- 2. A maximum height limitation of 3 stories.*

## **LAND USE DESIGNATION DEFINITION AND IMPLEMENTING ZONING DISTRICT**

### *Anchorage 2040 Land Use Plan Definition of Compact Mixed Residential - Medium*

*This designation provides for multi-unit apartment and townhouse living and a mix of compact single-family and attached housing in a cohesive neighborhood. It makes efficient use of residential land near services, shopping, jobs, and commercial mixed-use Centers. Apartment and townhouse development supports greater housing opportunities near jobs and services, efficient public services, and frequent transit service.*

### *Anchorage 2040 Growth-Supporting Feature Definition of Transit-Supportive Development*

*Transit-supportive Development (TSD) identifies corridors where expanded public transit service will support a compact, walkable pattern of commercial, residential, and/or mixed-use development. Over time, compact development can create ridership demand to support more frequent bus service. It will give Anchorage's households more choices in how to get to work and other destinations. It also provides more opportunities to live in a walkable, accessible, and affordable neighborhood environment.*

### *R-3 Purpose*

*The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.*

## **REVIEWING AGENCY AND PUBLIC COMMENTS**

*Attachment 3. Comments* includes all comments received by the Planning Department in their original format. State and Municipal reviewing agencies have no objection to the rezone. The State of Alaska Department of Transportation and Public Facilities (DOT&PF) had an advisory comment prohibiting access off DeBarr Road for any future developments. The Traffic Engineering Department had an advisory comment about the peripheral improvement requirements to Columbine Court that would be necessary for any future development of the parcel. The Current Planning Division, Long Range Division, and Planning Director also had internal discussion to support the rezone recommendation to R-3.

The Planning Department provided published notice and notice to the respective community councils on October 8, 2025, in accordance with Anchorage Municipal Code (AMC) 21.03.020H.3. As of this writing, the Planning Department has received no public comments.

## **FINDINGS**

### **AMC 21.03.160 Rezoning (Zoning Map Amendments)**

#### **21.03.160I.4. Rezoning to Implement the Comprehensive Plan or remove a Special Limitation (no Comprehensive Plan Amendment required) - Approval Criteria**

The assembly may approve a rezoning initiated under this subsection if it is found that:

- a. It is consistent with the Comprehensive Plan;

The criterion is met with a recommendation to rezone to R-3 instead of R-4.

The requested rezoning to R-4 would not rezone the subject parcel to a zoning district that implements the *Anchorage 2040 Land Use Plan* designation of “Compact Mixed Residential – Medium”. Thus, the department recommends a rezone to R-3 (Multifamily Residential) District and elimination of the Special Limitations per AO 82-148.

A recommended rezone to R-3 is in alignment with *Anchorage 2040 Land Use Plan Goal 2: Infill and redevelopment meets the housing and employment needs of residents and businesses in Anchorage*. The proposed amendment also aligns with *Strategy 9: Infill Housing Development Regulations*, by eliminating Special Limitations that restrict heights to three stories and the transaction costs associated with a Major Site Plan Review.

**b. It would not result in an objective risk to health or safety;**

The criterion is met.

The proposed amendment removes Special Limitations for the subject property. The Special Limitations described in AO 82-148 impose direct height restrictions and indirect transaction costs in terms of a Major Site Plan Review stipulation on any proposed development of the subject property. Elimination of these restrictions will not result in objective risks to health and safety of the neighborhood or the municipality.

**c. It does not conflict with other municipal, state, or federal codes, regulations, and ordinances.**

The criterion is met.

This amendment does not conflict with other municipal, state, or federal codes, regulations, and ordinances.

**DEPARTMENT RECOMMENDATION**

The Department finds that the requested rezone to R-4 does not meet the approval criteria. However, a rezoning to R-3 meets all three approval criteria.

Therefore, the Department recommends the Planning and Zoning Commission RECOMMEND APPROVAL of a rezone from R-4 SL (Multifamily Residential) District with Special Limitations to R-3 (Multifamily Residential) District and refer it to the Assembly for adoption by ordinance.

Reviewed by:

Prepared by:

  
\_\_\_\_\_  
Melisa Babb, Planning Director

  
\_\_\_\_\_  
Aritra Gupta, Senior Planner

# **Attachment 1.**

Draft AO

Case 2025-0121

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 THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 4.3 ACRES FROM R-4 SL (MULTIFAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO R-3 (MULTIFAMILY RESIDENTIAL DISTRICT) FOR SEWARD TOWERS TRACT-1 NORTHWAY BUSINESS PARK (PLAT 96-59); GENERALLY LOCATED EAST OF COLUMBINE COURT, SOUTH OF KRISTA CIRCLE, WEST OF NORTHWAY DRIVE AND NORTH OF DEBARR ROAD, IN ANCHORAGE.**

(Airport Heights Community Council) (Planning and Zoning Commission Case 2025-0121)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating Seward Towers Tract-1 Northway Business Park (Plat 96-59), as R-3 (Multifamily Residential District).

The property described above is shown on Exhibit "A", attached.

**Section 2.** This ordinance shall become effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

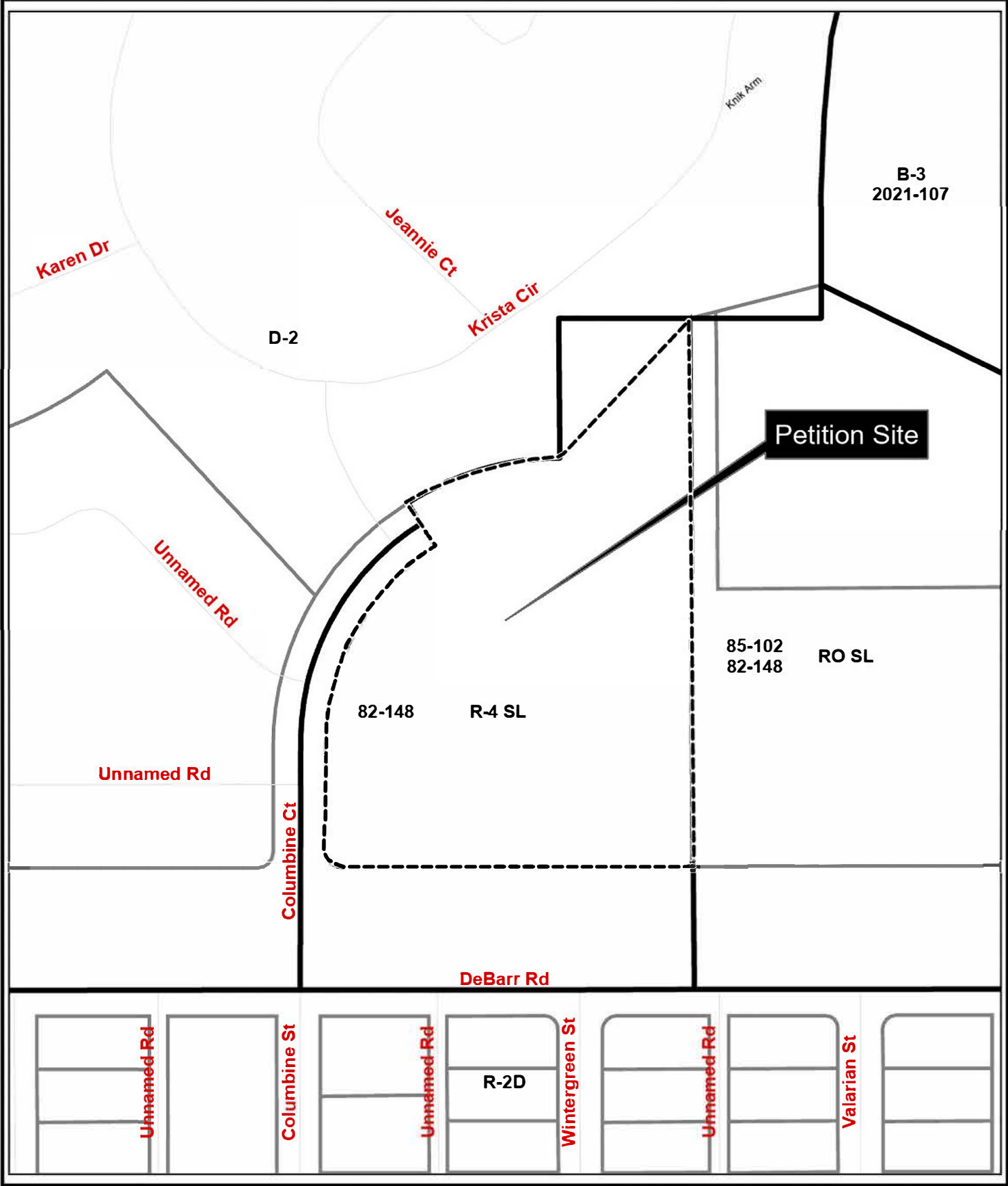
PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Chair of the Assembly

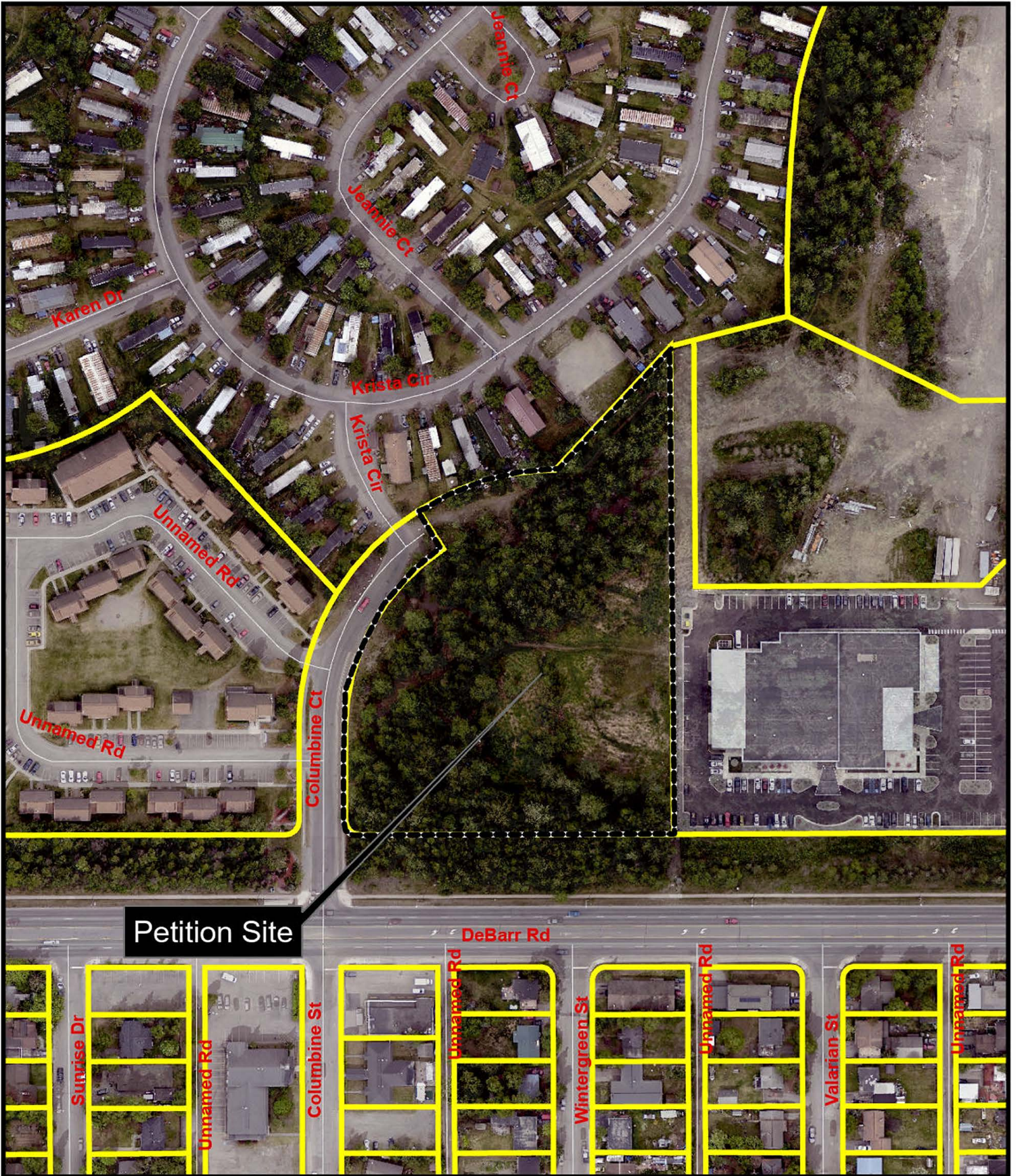
ATTEST:

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

# Exhibit A



# Exhibit A



# **Attachment 2.**

Application

Case 2025-0121

# Application for Zoning Map Amendment

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650




PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first): <b>Cook Inlet Housing Authority</b>			Name (last name first):		
Mailing Address: <b>3510 Spenard Rd</b>			Mailing Address:		
City <b>Anchorage</b>	State <b>AK</b>	Zip <b>99503</b>	City	State	Zip
Contact Phone – Day: <b>907-887-9884</b>		Evening:	Contact Phone – Day:		Evening:
E-mail: <b>trobinson@cookinlethousing.org</b>			E-mail:		

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <b>004-091-87-000</b>		
Site Street Address:		
Current legal description: (use additional sheet if necessary) <b>Northway Business Park Seward Towers Tract-1</b>		
Existing Zoning: <b>R4-SL</b>	Acreeage: <b>4.3</b>	Grid #: <b>SW1335</b>
Proposed Zoning: <b>R4</b>		
Existing use: <b>Vacant Land</b>	Proposed use (if any): <b>Housing</b>	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not ensure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature   Owner  Representative (Representatives must provide written proof of authorization) Date **6/21/25**

**Tyler Robinson**  
 Print Name

Accepted by: <b>AR</b>	Poster & Affidavit: <b>2+1</b>	Fee: <b>\$200</b>	Case Number: <b>2025-072</b>	Meeting Date: <b>P2C: 10/20/2025</b>
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**COMPREHENSIVE PLAN INFORMATION**

**Improvement Area (per AMC 21.08.050B.):**  Class A       Class B

**Anchorage 2040 Land Use Designation:**  
 Neighborhood (Residential)       Center       Corridor  
 Open Space       Facilities and Institutions       Industrial Area

**Anchorage 2040 Growth Supporting Features:**  
 Transit-supportive Development       Greenway-supported Development  
 Traditional Neighborhood       Residential Mixed-use

**Eagle River-Chugiak-Peters Creek Land Use Classification:**  
 Commercial       Industrial       Parks/opens space  
 Public Land Institutions       Marginal land       Alpine/Slope Affected  
 Special Study       Residential at \_\_\_\_\_ dwelling units per acre

**Girdwood- Turnagain Arm**  
 Commercial       Industrial       Parks/opens space  
 Public Land Institutions       Marginal land       Alpine/Slope Affected  
 Special Study       Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:       None       "C"       "B"       "A"  
Avalanche Zone:       None       Blue Zone       Red Zone  
Floodplain:       None       100 year       500 year  
Seismic Zone (Harding/Lawson):       "1"       "2"       "3"       "4"       "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:  
 Preliminary Plat  Final Plat - Case Number(s):  
 Conditional Use - Case Number(s):  
 Zoning variance - Case Number(s):  
 Land Use Enforcement Action for  
 Building or Land Use Permit for  
 Wetland permit:  Army Corps of Engineers       Municipality of Anchorage

**SUBMITTAL REQUIREMENTS** (Only one copy of applicable items is required for initial submittal)

1 copy required:       Signed application (original)  
                                   Ownership and beneficial interest form

14 copies required:       Signed application (copies)  
                                   Signatures of other petitioners (if any)  
                                   Map of area to be rezoned  
                                   Map of area surrounding proposed rezoning, including zoning and existing uses  
                                   Narrative statement explaining:  
     need and justification for the rezoning  
     the proposed land use and development  
     the probable timeframe for development  
     an analysis of how the proposal meets the rezoning criteria on page 3 of this application  
                                   Summary of community meeting(s)  
                                   Proposed special limitations, if any

(Additional information may be required.)

## APPLICATION CHECKLIST

1. Contact Current Planning at 907-343-7931 to verify which criteria below need to be addressed (A or B) for the rezoning being requested.
2. Zoning map amendments require a minimum of 21,000 square feet of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160C.)
3. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

### (A) REZONINGS WHEN A COMPREHENSIVE PLAN MAP AMENDMENT IS REQUIRED (AMC 21.03.160H)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160H.7. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

### (B) REZONINGS TO IMPLEMENT THE COMPREHENSIVE PLAN OR REMOVE A SPECIAL LIMITATION (NO COMPREHENSIVE PLAN AMENDMENT REQUIRED) (AMC 21.03.160I)

The assembly may approve a rezoning initiated under this subsection if it is found that:

1. It is consistent with the comprehensive plan; and
2. It would not result in an objective risk to health or safety; and
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.



# AFFIDAVIT OF POSTING

CASE NUMBER: 2025-0121

I, Tyler Robinson hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for a rezoning. The notice was posted on 9/5/25 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 25<sup>th</sup> day of September, 2025

Tyler Robinson  
Signature

## LEGAL DESCRIPTION

Tract or Lot: 1

Block: \_\_\_\_\_

Subdivision: SEWARD TOWERS



Aug 19, 2025

Narrative Statement - Rezoning to Remove a Special Limitation, AMC 21.03.160I  
Northway Business Park Seward Towers Tract-1 (Parcel ID: 004-091-87-000)

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Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity for Cook Inlet Region Inc. (CIRI). CIHA bought the 4.3-acre subject parcel in early 2025 and intends to develop it as a service-enriched affordable housing campus for elders, comprising a mix of residential buildings ranging from 1 to 3 stories in height. CIHA hopes to break ground in summer 2026 and bring critical new housing units to the community.

The property is currently zoned R4-SL. CIHA is applying to rezone the property to remove the special limitation (SL) and return the land to its base R4 zoning. The SL dates to 1982 and includes an outdated code reference to a public hearing site plan review as well as a conditional use permit, which is not required of other housing projects in R4. Further, the MOA no longer allows the use of special limitations in zoning code (per AO 2024-99). This application seeks to bring the property in line with current code and zoning policy while supporting and advancing new affordable housing development.

Per the approval criteria pursuant to AMC 21.03.160I:

1. **It is consistent with the comprehensive plan.** The Anchorage 2040 land use plan designates this parcel as “compact mixed residential-medium.” Removing the SL retains the R4 zoning and does not impact this designation. CIHA’s development plans are consistent with the density called for by the comprehensive plan at this site.
2. **It will not result in an objective risk to health or safety.** CIHA primarily hopes to avoid a time-consuming entitlement process that would not be otherwise required of an R4 parcel at this time.
3. **It does not conflict with other City, State and Federal codes, regulations and ordinances.** None identified. Again, the removal of the SL primarily results in a streamlined entitlement process that is more in line with current regulations.

Thank you,

Tyler Robinson  
Vice President, Community Development, Real Estate and Planning  
Cook Inlet Housing Authority



AMENDED AND APPROVED  
DATE 9-28-82

Submitted by: Chairman of the Assembly  
At the Request of  
the Mayor  
Prepared by: Department of  
Community Planning  
For Reading: August 31, 1982

Anchorage, Alaska  
AO No. 82- 148

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM D-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT, UP TO 8 UNITS ON 20,000 SQUARE FEET) TO R-4 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) S.L. AND I-1 (LIGHT INDUSTRIAL DISTRICT) S.L. FOR TRACTS L, K, J, G-1, G-2, G-3, G-4, AND F-1 OF PENLAND SUBDIVISION. (PENLAND PARK, RUSSIAN JACK PARK, AIRPORT HEIGHTS COMMUNITY COUNCILS.)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map be amended by designating the following described property as a R-4 (Multiple Family Residential District) S.L.:

A portion of Penland Park Subdivision located in the Southeast one-quarter (SE 1/4) of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska, and more particularly described as follows:

From the Southeast corner of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska; thence S. 89°58'50" W., along the line between Sections 16 and 21, for a distance of 1670.10 feet, to the intersection with the centerline of Columbine Court, the True Point of Beginning; thence N. 00°01'10" W., along the centerline of Columbine Court, for a distance of 280.00 feet to a point; thence from a tangent bearing N. 00°01'10" W., along a 300.00 foot radius curve to the right, through a central angle of 57°52'47", for a distance along the curve of 303.06 feet to a point; thence N. 32°08'23" W., along a line radial to said curve, for a distance of 30.00 feet to a point; thence from a tangent bearing N. 57°51'37" E., along a 330.00 foot radius curve to the right, through a central angle of 32°07'13", for a distance along the curve of 185.00 feet to a point; thence N. 00°01'10" W., for a distance of 160.00 feet; thence N. 89°58'50" E., for a distance of 150.00 feet to a point; thence S. 00°01'10" E., for a distance of 770.00 feet to a point on the line between Sections 16 and 21; thence S. 89°58'50" W. along said line, for a distance of 450.00 feet to the Point of Beginning. Parcel described contains 275,484 square feet (6.324 acres) more or less.

SECTION 2. The zoning map amendment for the R-4 (Multiple Family Residential District) S.L. zone designations for the property described in Section 1 above is restricted with the following limitations:

1. A Public Hearing site plan review under the provisions of AMC Section 21.15.030 Procedures for Obtaining a Conditional Use is required before issuance of a building permit.
2. A maximum height limitation of 3 stories.

SECTION 3. The zoning map be amended by designating the following described property as an I-1 S.L. (Light Industrial District) zone:

A portion of Penland Park Subdivision located within the Southeast one-quarter (SE  $\frac{1}{4}$ ) of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska, and more particularly described as follows:

From the Southeast corner of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska; thence S. 89°58'50" W., along the line between Sections 16 and 21, for a distance of 249.82 feet to the True Point of Beginning; thence S. 89°58'50" W., continuing along the line between Sections 16 and 21, for a distance of 970.28 feet; thence N. 00°01'10" W., for a distance of 770.00 feet; thence N. 89°58'50" E., for a distance of 147.81 feet; thence N. 00°11'50" W., for a distance of 212.09 feet; thence N. 05°25'40" E., for a distance of 108.09 feet; thence N. 16°40'40" E., for a distance of 108.09 feet; thence N. 27°55'40" E., for a distance of 108.09 feet; thence N. 39°10'40" E., for a distance of 108.09 feet; thence N. 44°48'10" E., for a distance of 70.43 feet; thence N. 00°11'50" W., for a distance of 412.35 feet; thence N. 14°46'41" W., for a distance of 91.64 feet; thence N. 75°13'19" E., for a distance of 160.00 feet; thence S. 14°46'41" E., for a distance of 20 feet; thence from a tangent bearing S. 14°46'41" E., along a 720.00 foot radius curve to the right, through a central angle of 4°13'17", for a distance along the curve of 53.05 feet to a point; thence N. 79°26'36" E., along a radial to said curve, for a distance of 60.00 feet; thence N. 89°48'10" E., for a distance of 651.32 feet to a point on the line between Sections 15 and 16; thence S. 00°11'50" E., along said line, for a distance of 1515.92 feet; thence S. 89°58'50" W., for a distance of 248.61 feet;

SECTION 4. The zoning map amendment for the I-1 (Light Industrial District) S.L. zone designations for the property described in Section 3 above is restricted with the following limitations:

1. A Public Hearing site plan review under the provisions of AMC Section 21.15.030 Procedures for Obtaining a Conditional Use is required before issuance of a building permit.
2. A maximum height limitation of 4 stories.
3. The following permitted principal uses and structures under Section 21.40.200 (B)(1) are prohibited.
  - v. Taxi cab stands and dispatching offices.
  - dd. Gasoline service stations.
  - gg. Farm equipment and garden supply stores.
  - ii. Automobile display lots, new and used.
  - uu. Mobile home display lots, new and used.
  - kk. Aircraft and boat display lots, new and used.
  - ll. Motorcycle and snowmachine lots, new and used.
  - mm. Automobile and truck and trailer rental agencies.
  - nn. Lumber yards and builders supply and storage.
  - oo. Fuel dealers.
  - qq. Automobile car washes
  - rr. Bus terminals, air passenger terminals.
  - ss. Amusement arcades, billiard parlors, (bowling alleys will be allowed).
  - uu. Funeral services and including crematoriums.
4. The following permitted principal uses and structures under Section 21.40.200(B)(2) are prohibited:
  - a. Airplane, automobile or truck assembly, remodeling or repair.
  - b. Beverage manufacturing, including breweries.
  - g. Manufacture, service or repair of light consumer goods such as appliances, batteries, furniture, garments, or tires.
  - h. Metal working or welding shops.
  - i. Motor freight terminals.
  - k. Steel fabrication shops or yards.
  - n. (1) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence of at least 8 feet high. The fence shall be of

chainlink, concrete block, or other appropriate construction approved by the administrative official. The fence shall be maintained in a sound and orderly condition and shall be free of any advertising matter other than signs permitted by this title.

SECTION 5. In accordance with Section 21.20.045 (I) of the Anchorage Municipal Codes of Ordinances, all district and supplementary district regulations that are applicable to an R-4 (Multiple Family Residential District) and I-1 (Light Industrial District) zone not specifically affected by the restrictions and standards set forth in Sections 2 and 4 above, respectively, shall apply to the subject property in the same manner as if the District were not subject to special limitations.

SECTION 6. This ordinance becomes effective in ten days after approval.

SECTION 7. The Director of Community Planning is hereby directed to change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 28<sup>th</sup> day of September, 1982.

Don Smith  
Chairman

ATTEST:  
Ruby E. Smith  
Municipal Clerk

js2/ro8

(ZP82-52)

Assembly Amendment: The Assembly amended this ordinance to conform with the map which is attached at exhibit "A".



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 963-82

Meeting Date: August 31, 1982

**From:** Mayor

**Subject:** Ordinance AO No. 82- 148      Rezoning from D-2 to R-4 and I-1 S.L. for 40.22 acres generally located at the northwest corner of DeBarr Road and Bragaw Street.

The Planning and Zoning Commission has recommended Denial of the referenced rezoning ordinance. Under the provision of AMC 21.20 the findings of the Planning Commission are advisory only and the Assembly may therefore adopt or reject the proposed ordinance in accordance with the standards enumerated in Chapters 21.05 (Comprehensive Plan) and 21.20 (Procedures for Zoning Map Amendments). The subject case, however, presents a situation where the area to be rezoned to an industrial district does not lie within the appropriate classification area of the Comprehensive Plan Map. Consequently, before the Assembly may act to adopt the proposed rezoning ordinance certain provisions of the code pertaining to such circumstances must be specifically addressed.

Municipal Code Section 21.05.090(E) and 21.05.095(B) explain in part the role of the land use classification map:

21.05.090(E). Land Use Categories

...Future land use decisions made by the Municipality such as areawide zoning, or other land use controls, changes in established zoning districts and approvals of conditional uses should be in accordance with the guidelines established by this section and the plan map...

21.05.095(B). Land Use Classification Map

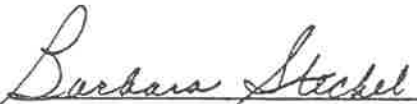
The land use classification maps identify those areas which, on the basis of the entire Comprehensive Plan, are best suited for the functional classification indicated. The functional categories neither affect current zoning regulations nor place additional regulations on specific property. Future land use decisions such as rezoning, subdivision approval and conditional uses must conform to the indicated functional categories in the absence of exceptional circumstances.

Conditional Uses could be recognized where existing uses are compatibly integrated into the area or where future uses could comply as compatible land uses by meeting appropriate standards pertaining to access, noise, landscaping, screening, structural or other improvements required by circumstances.

In order to eliminate possible confusion, the Assembly, if it decides to approve the subject rezoning based on all available evidence, should clearly indicate on the record that exceptional circumstances exist, that the standards contained in AMC 21.05.095 have been considered, and that the rezoning is in accordance with such standards.

Concurred by:

Prepared by:

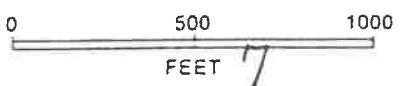
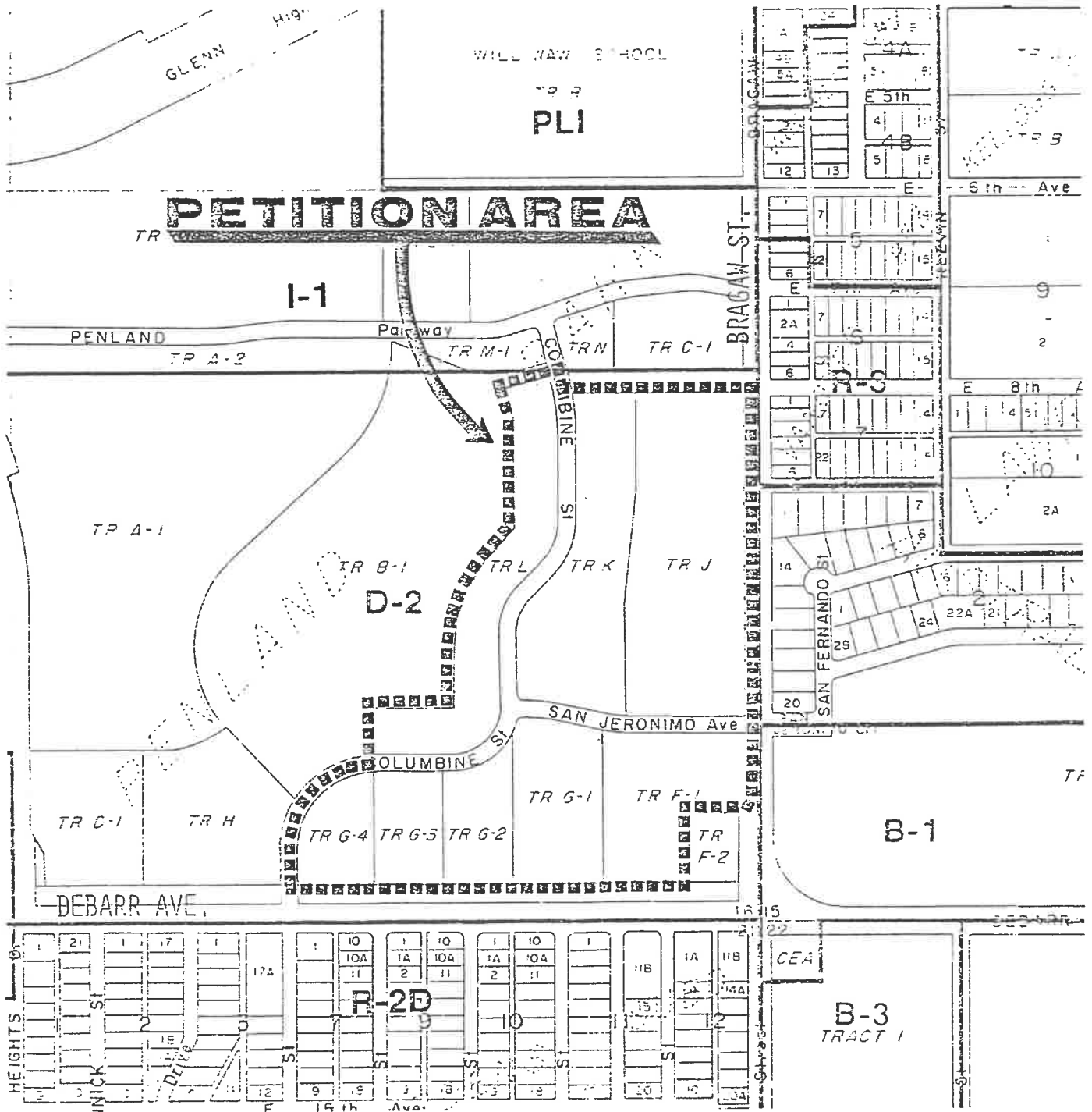
  
Barbara Steckel  
Municipal Manager

  
Michael J. Meehan  
Director of Community Planning

Respectfully submitted,

  
Tony Knowles  
Mayor

ZP 82-52  
REZONING



005

# **Attachment 3.**

Comments

Case 2025-0121

## **Kimmel, Corliss A.**

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**From:** Walters, Michael S.  
**Sent:** Tuesday, September 23, 2025 4:40 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and have no comments:

2025-0022  
2025-0121

Thank you,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910





**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



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**DATE:** September 22, 2025

**TO:** Elizabeth Appleby

**FROM:** Kyle Cunningham

**SUBJECT:** Cases 2025-0022 & 2025-0121: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the October 20, 2025 Planning and Zoning Commission hearing:

- 2025-0022 - Township 16 North, Range 1 West, Section 35 Lots 1 & 2 PTN, Lot 3 and remainder of unsubdivided portion, Seward Meridian; Alaska State Land Survey No. 91-106 Tracts A & B and Lot 4A (Plat 98-107); and Tract 1 Edmonds Lake Park Subdivision (Plat 2008-59);
  - There are streams and water bodies located in the Mirror Lake/Edmonds Lake Park Master Plan area and the stream and water body protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- 2025-0121 - Seward Towers Tract-1 Northway Business Park (Plat 96-59);
  - WMS has no comments on or objections to this request.

**DATE:** September 22, 2025

**TO:** Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning  
Department, Current Planning Division

**FROM:** Kaleigh Jones, Engineering Technician III, Planning Section, AWWU



**RE:** Zoning Case Comments

Decision date: October 20, 2025

Agency Comments due: September 22, 2025

AWWU has reviewed the materials and has the following comments:

**2025-0121 Seward Towers Tract-1 Northway Business Park (Plat 96-59) - Request to rezone a tract of land from R-4 SL (Multifamily Residential) District with Special Limitations to R-4 (Multifamily Residential) District.**

1. AWWU water and sanitary sewer services are available to this parcel.
2. AWWU has no objections to this rezone request.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to [planning@awwu.biz](mailto:planning@awwu.biz).

DATE: September 19, 2025

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

**2025-0121 Review and Recommendation by Planning and Zoning Commission to rezone a tract of land from R-4 SL (Multifamily Residential) District with Special Limitations to R-4 (Multifamily Residential) District.**

Traffic Engineering has no objection to the rezone for this property. Traffic will advise that Columbine Ct is only partially developed, adjacent to the lot in question, so future development will result in peripheral improvement requirements.



September 11, 2025

Elizabeth Appleby, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2025-0113 – 11461 Hill Drive – Dimensional Variance**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0121 – DeBarr Road Northway Business Park Seward Towers Tract-1 ReZone**
  - No objection to the proposed rezone.
  - No direct access to DeBarr Road will be allowed from this tract. Any subsequent subdivision or development should be designed to take access from Columbine Street.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Eisenman", with a horizontal line extending to the right.

Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

## Kimmel, Corliss A.

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**From:** LaFrance, Paul J.  
**Sent:** Tuesday, September 9, 2025 2:25 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Cc:** Gupta, Aritra  
**Subject:** RE: 2025-0022 & 2025-0121 Request for Reviewing Agency Comment

Private Development has no comments on Case No. 2025-0121.

Thank you,

[Paul LaFrance, PE](#)  
*Private Development Engineer  
Development Services Department  
Municipality of Anchorage  
(907) 343-8310*

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**From:** Stewart, Gloria I. <[gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)>  
**Sent:** Friday, August 29, 2025 2:48 PM  
**Cc:** Stewart, Gloria I. <[gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)>  
**Subject:** 2025-0022 & 2025-0121 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheets for the above referenced cases (2025-0022 Park Master Plan & 2025-0121 Rezone) which are scheduled as Public Hearings before the Planning and Zoning Commission on 10/20/25. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

2025-0022      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18149>.

2025-0121      <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18302>.



**Planning Department**  
MUNICIPALITY OF ANCHORAGE

**Gloria I. Stewart**  
Senior Planning Technician •  
Planning Department  
Current Planning Division - Zoning & Platting  
Email: [gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)  
Phone: (907) 343-7934  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)

## Kimmel, Corliss A.

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**From:** Mayer, Jennifer (P&R)  
**Sent:** Friday, August 29, 2025 4:01 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Subject:** 2025-0121 Request for Reviewing Agency Comment

Good afternoon,

The MOA Parks and Recreation Department has not comment on rezoning case no. 2025-0121.

Thank you,  
Jennifer



**Jennifer A. Mayer**  
Land Administrative Coordinator  
Municipality of Anchorage Parks and Recreation  
P 907.343.4503 W [www.muni.org/Parks](http://www.muni.org/Parks)

