

**PLANNING DEPARTMENT
PRELIMINARY STAFF ANALYSIS
ZONING MAP AMENDMENT**

DATE: December 8, 2025

CASE NUMBER: 2025-0131

ORIGIN: Municipality of Anchorage Administration: Planning Department and Parks and Recreation Department

ACTION: Rezone approximately 9,728 acres of land owned by the Municipality of Anchorage from R-1, R-2A, R-2ASL, R-2D, R-2M, R-2MSL, R-3, R-3SL, R-4, R-5, R-6, R-7, R-8, R-9, R-10SL, B-2A, B-2C, B3, B-3SL, I-1, I-2, PCD, PLI, PLI-p, PLISL and TR to Parks and Recreation District (PR) zoning.

COMMUNITY COUNCIL: Abbott Loop, Airport Heights, Basher, Bayshore/Klatt, Bear Valley, Campbell Park, Downtown, Fairview, Glen Alps, Government Hill, Hillside, Huffman/O'Malley, Midtown, Mountain View, North Star, Northeast, Old Seward/Oceanview, Rabbit Creek, Rogers Park, Russian Jack Park, Sand Lake, Scenic Foothills, South Addition, Spenard, Taku/Campbell, Tudor Area, Turnagain, University Area

ATTACHMENTS:

1. Maps of Parcels Being Rezoned
2. List of Survey 100 Grids
3. Draft Assembly Ordinance
4. Comments Received

RECOMMENDATION SUMMARY: APPROVAL

SITE:

Acres: +/- 9,727.81 acres

Current Zoning: B-2A, B-2C, B3, B-3SL, I-1, I-2, PCD, PLI, PLI-P, PLISL, R-1, R-2A, R-2ASL, R-2D, R-2M, R-2MSL, R-3, R-3SL, R-4, R-5, R-6, R-7, R-8, R-9 and R-10SL

Topography: Varied

Grid: See Attachment 2.

Current Use: Park Land

COMPREHENSIVE PLAN:

Classification: 2040 Plan: Park or Natural Area

ACTION

The Municipality of Anchorage, via the administrative departments of Planning and Parks and Recreation, is initiating a rezone of parkland areas citywide from various zoning districts to Parks and Recreation District (PR) zoning. This will fulfill a long-standing *Anchorage 2040 Land Use Plan* Action item and help protect these areas as parks. Both the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and the *Anchorage 2040 Land Use Plan* affirm parkland as a priority for the community.

Action Item #8-4 of the *Anchorage 2040 Land Use Plan* calls to “Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI.” Some dedicated parks are being intentionally excluded from this project. Fairview Community Center (Parcel ID 003-116-51-000) is already designated PLI. Community Centers are permitted in PLI with a site plan review, whereas they require a conditional use permit in the PR zoning district, so the Planning Department recommends keeping the zoning classification as is. Additionally, Parcel ID 001-213-29-000 was dedicated along with Earthquake Park in 1984, but the parcel is privately owned, so it is excluded from this case. An additional 20 parcels of dedicated parkland on the Campbell Creek Greenbelt were initially reviewed for rezoning but ultimately removed due to their development potential.

Currently, there are 464 parcels of dedicated parks within the Anchorage Bowl, 73 of which are already zoned PR. Other than the dedicated parks that are intentionally being excluded, all of them will be rezoned to PR.

This case is to be reviewed concurrently with PZC 2025-0146, which proposes to change the future land use classification of 73 of the 749 parcels reviewed as part of this rezoning to Park or Natural Area. The remaining 676 parcels are already designated Park or Natural Area in the *Anchorage 2040 Land Use Plan*.

At the request of the Planning and the Parks and Recreation departments, this proposal includes all designated parks parcels as well. Beyond rezoning dedicated parkland, this rezoning is also intended to preserve and protect existing parkland that has not yet been dedicated.

DEPARTMENTAL COMMENTS

Public and agency comments are included in the packet. Most agencies had no comment or objection.

The Parks and Recreation Department wrote a positive letter supporting the proposal.

Rabbit Creek Community Council sent a letter dated November 14, 2025, supporting the ordinance with two recommended revisions. The recommended revisions were to include (1) the Heritage Land Bank parcels of Section 36 Park and (2) an additional parcel (042-081-33-000) from Echo Hills Park. Heritage Land Bank did not wish to include any parcels in the rezone to maintain development and use potential of their land.

In response to public comments, agency comments, and additional investigation, staff added 23 parcels and removed 24 parcels. Of the 23 that were added, 1 parcel was added to Connors Lake Park, 9 parcels were irregularly shaped and missed in the original GIS analysis, 12 were part of Potter Marsh Watershed Park, and 1 was added for the unnamed dedicated park on Northfleet Drive.

Nineteen (19) parcels that were removed are located near the Chester Creek Greenbelt and are already served by existing right-of-way and utilities, making them suitable for private development. The remaining 5 were part of Helen Louise McDowell Nature Sanctuary, which was rezoned to PR on November 4, 2025 (AO 2025-111).

Table 1 – Irregularly Shaped Parcels Added After Comments

Parcel ID	Park
001-155-47-000	Margaret Eagan Sullivan Park
006-161-04-000	Nunaka Valley Park West
008-042-54-000	Campbell Creek Greenbelt - Part B
012-263-67-000	Pamela Joy Lowry Memorial Park
018-031-75-000	Mariner Park
018-383-21-000	Rabbit Creek Park
019-011-10-000	South Anchorage Sports Park
020-561-15-000	Nickleen Park
042-081-33-000	Echo Hills Park

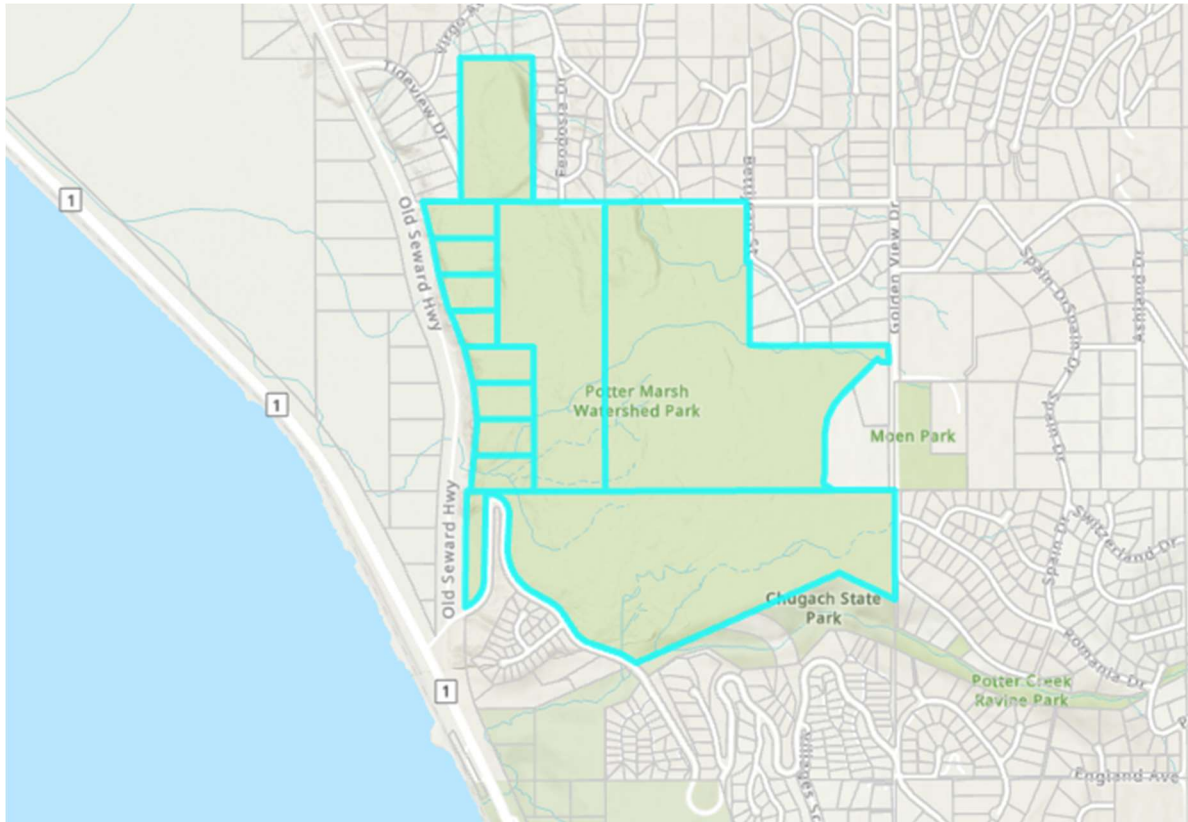


Figure 1 - Potter Marsh Watershed Park Parcels.

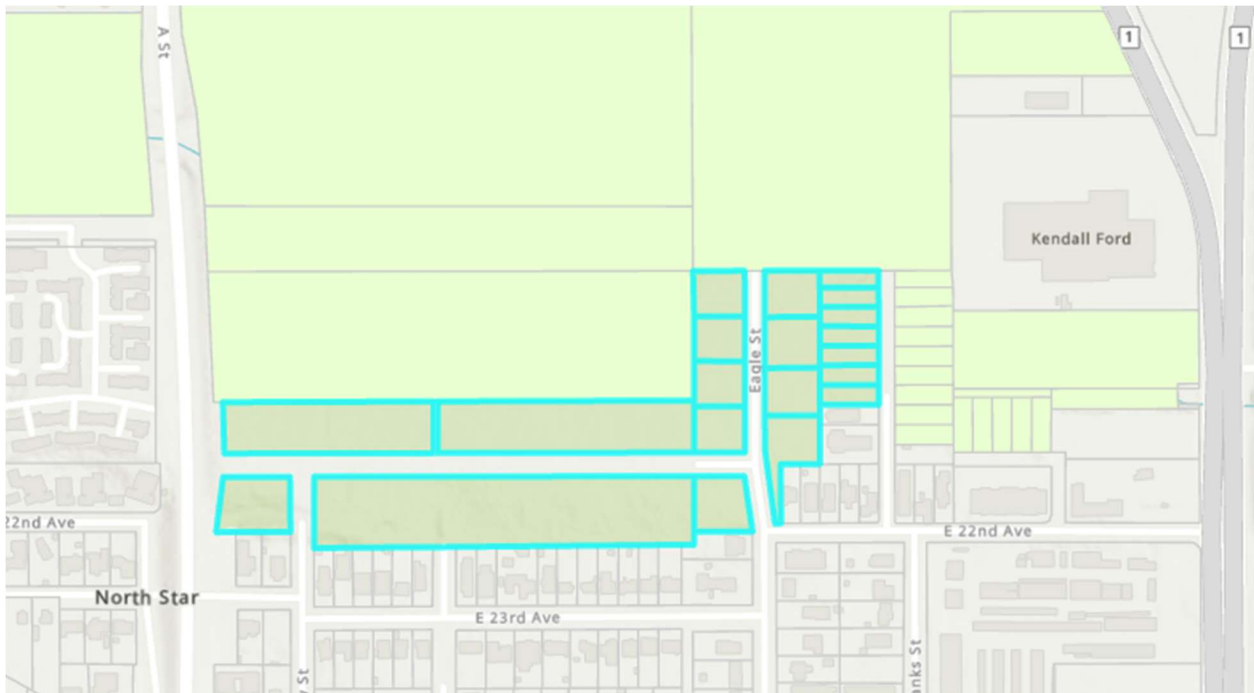


Figure 2 - Parcels that were removed – Campbell Creek Greenbelt.

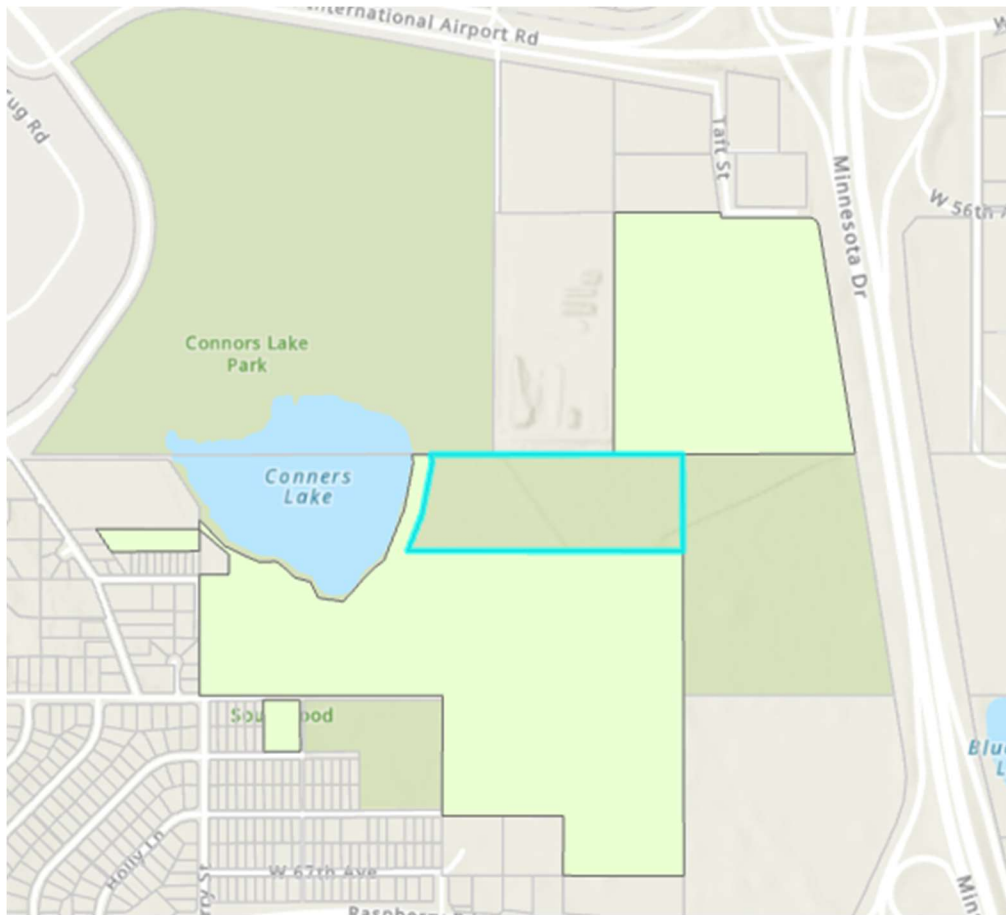


Figure 3 – Parcels that were added – Connors Lake Park.

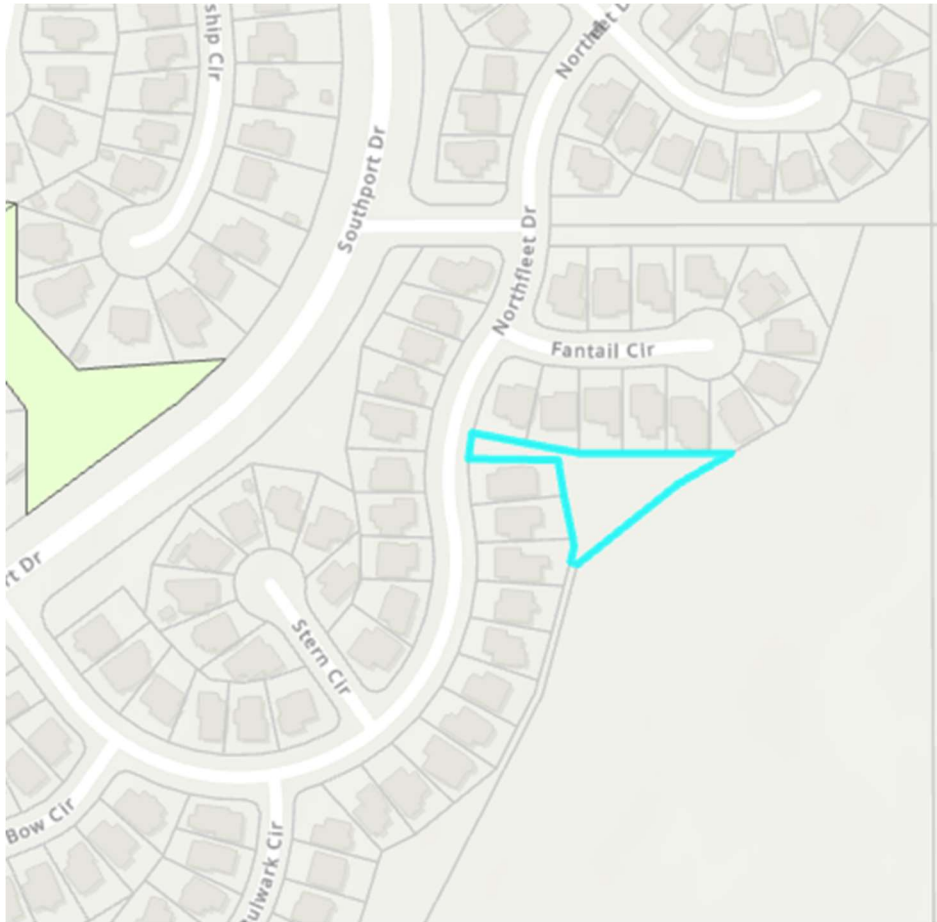


Figure 4 – Parcels that were added – Unnamed Park.

CRITERIA FOR APPROVAL

AMC 21.03.160L.4

4. Approval Criteria

The Assembly may approve a rezoning if it is found that:

Criteria	Staff Evaluation
a. It is consistent with the Comprehensive Plan;	This proposal meets this criterion. The 2040 Land Use Plan designates these areas as parks and open space. Action 8-4 of the <i>Anchorage 2040 Land Use Plan</i> states: "Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI."

Criteria	Staff Evaluation
	Additionally, PR Zoning District aligns with the Park or Natural Area land use in the 2040 Comprehensive Plan.
b. It would not result in an objective risk to health or safety;	This proposal meets this criterion. Rezoning these publicly owned parcels to the PR zoning district will not create any risks to health and safety.
c. It does not conflict with other municipal, state, or federal codes, regulations, and ordinances.	This proposal meets this criterion. The Municipality of Anchorage has the authority to rezone public land.

DEPARTMENT RECOMMENDATION

The Department finds the rezoning requests meets all approval criteria as outlined in AMC 21.03.160L.4. The Department recommends APPROVAL of the request to rezone from R-1, R-2A, R-2ASL, R-2D, R-2M, R-2MSL, R-3, R-3SL, R-4, R-5, R-6, R-7, R-8, R-9, R-10SL, B-2A, B-2C, B3, B-3SL, I-1, I-2, PCD, PLI, PLI-p, PLISL and TR districts to the PR district.

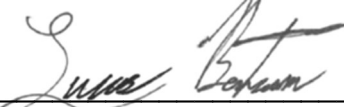
PROPOSED FINDINGS OF FACT

1. The Comprehensive Plan supports preserving and protecting parkland.
2. The Planning Department received comments in support from the MOA Parks and Recreation Department.
3. The Planning Department worked with other departments to ensure that public lands were categorized appropriately.
4. This process will follow AMC 21.03.160L., Rezoning Initiated by the Assembly, the Administration, or the Planning and Zoning Commission, such as Areawide Rezoning, Targeted Area Rezoning, and Overlays.

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