

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE MAP AMENDMENT**

DATE: December 8, 2025

CASE NUMBER: 2025-0146

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

ACTION: Change the *Anchorage 2040 Land Use Plan* land use designation of 78 parcels from Large Lot Residential, Single-Family and Two-Family, Compact Mixed Residential – Low, Compact Mixed Residential – Medium, Urban Residential – High, and Parks or Natural Area to Compact Mixed Residential – Low, Urban Residential – High, and Park or Natural Area.

COMMUNITY COUNCIL: Abbott Loop, Airport Heights, Bayshore/Klatt, Campbell Park, Downtown, Fairview, Government Hill, 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, Tudor Area, Turnagain, University Area

ATTACHMENTS:

1. Map of Parcels to Be Redesignated
2. List of Survey 100 Grids
3. Draft Assembly Ordinance
4. Reviewing Agency Comments

RECOMMENDATION SUMMARY: APPROVAL

SITE:

Acres: +/- 282.34 acres
Current Zoning: R-1, R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-6, R-7, PCD, PLI, and PLI-p
Topography: Varied
Grid: See Attachment 2
Current Use: Parkland, Single Family Home, Triplex

COMPREHENSIVE PLAN:

Classification: Large Lot Residential, Single-Family and Two-Family, Compact Mixed Residential – Low, Compact Mixed Residential Medium, Urban Residential – High, and Park or Natural Area
Greenway Supported Development

ACTION

The *Anchorage 2020—Anchorage Bowl Comprehensive Plan* calls for the promotion and conservation of open spaces in Anchorage; and Goal 8 of the Comprehensive Plan calls for the Municipality to maintain, improve, and strategically expand parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use centers. In pursuit of this, the Planning Department, in collaboration with MOA Parks and Recreation, is initiating a cleanup of the *Anchorage 2040 Land Use Plan* to designate existing municipal-owned parcels used as parks as Park or Natural Area, and existing privately owned parcels as Compact Mixed Residential – Low and Urban Residential – High.

Seventy-four (74) parcels are proposed for redesignation from various residential uses to Park or Natural Area. Seventy-three (73) of these parcels are already designed, named, and used as parks and the remaining one is a dedicated park that is unnamed in the Lookout Landing subdivision in Bayshore/Klatt on Northfleet Drive. Seventy (70) of the parcels are managed by MOA Parks and Recreation, and the remaining four (4) are managed by Real Estate Services. Of the Real Estate Services managed parcels, three (3) are in Jacobson Park and the other is in Bayshore Park North.

Table 1 – Parks with Parcels Being Designated Park or Natural Area.

Park	# of Parcels	Current Zoning	Current Designation
A/C Couplet Buffer Park	12	R-3 R-4	Compact Mixed Residential - Low, Compact Mixed Residential - Medium, Urban Residential – High
Al Miller Memorial Park	4	R-2D	Single-Family and Two-Family
Alderwood Park*	2	R-2D	Single-Family and Two-Family
Arctic Circle Park	1	R-1A	Single-Family and Two-Family
Atkins Park*	6	R-2M	Compact Mixed Residential - Low
Atwood Park	1	R-1A	Single-Family and Two-Family
Balto Seppala Park*	1	R-2A	Single-Family and Two-Family
Bayshore Park North*	1	PCD	Single-Family and Two-Family
Brown's Point Park	3	R-2D	Single-Family and Two-Family
Campbell Creek Greenbelt - Part E	1	R-3	Single-Family and Two-Family
Cheney Lake Park*	1	R-2A	Single-Family and Two-Family
Chester Creek Greenbelt*	1	R-3/PLI (Split)	Compact Mixed Residential - Medium
Coffey Park	1	R-2D	Single-Family and Two-Family
Cope Street Park*	2	R-2M	Compact Mixed Residential - Low

Park	# of Parcels	Current Zoning	Current Designation
Cunningham Park	1	R-2D	Single-Family and Two-Family
Davison Park*	1	R-6	Large Lot Residential
Fairbanks Park	2	R-4	Urban Residential - High
Foxhall Park*	1	R-1	Single-Family and Two-Family
Goose Lake Park*	2	PLI	Compact Mixed Residential Medium
Jacobson Park*	3	R-1A, R-1A/R-2A (Split)	Single-Family and Two-Family
Kedaya Park	1	R-2M	Compact Mixed Residential - Low
Kiwanis Fish Creek Park*	1	R-1	Compact Mixed Residential - Low
Lake Otis Buffer Park South	1	R-2A	Compact Mixed Residential - Low
Lincoln Park	1	R-2M	Compact Mixed Residential - Low
Little Rabbit Creek Bluff Park*	1	R-7	Large Lot Residential
Louie G. Mizelle Park*	1	R-4	Compact Mixed Residential - Medium
Mariner Park*	1	R-1A	Single-Family and Two-Family
Michael J. Shibe Park*	1	R-1	Single-Family and Two-Family
Muriel Park	1	R-2M	Compact Mixed Residential - Low
Needle Park	1	R-2M	Compact Mixed Residential - Low
Old Seward Highway Buffer Park	1	R-2M	Compact Mixed Residential - Low
Pop Carr Park*	5	R-1	Single-Family and Two-Family
Rabbit Creek Park*	1	R-1A	Single-Family and Two-Family
Russian Jack Springs Park*	1	R-3/PLI-p (split)	Compact Mixed Residential - Medium/Park or Natural Area (Split)
Seward Highway Buffer Park North	2	R-1, R-1A	Single-Family and Two-Family
Telequana Park*	1	R-1A	Single-Family and Two-Family
Windsong Park*	1	R-2M	Compact Mixed Residential - Medium
<i>Unnamed</i>	1	PCD	Single-Family and Two-Family

*Partial, rest of park is already designated Park or Natural Area

All 74 parcels being redesignated as Park or Natural Area are included in PZC Case No. 2025-0131 for rezoning as well.

Additionally, there are 4 privately owned residential parcels that are currently designated as Park or Natural Area. This proposed comprehensive plan amendment will designate these parcels for residential uses matching all their adjacent residential parcels. The zoning on these parcels will remain as is and will be aligned with the proposed future land uses.

Address	Zoning	Current Land Use	Adjacent Future Land Use
3506 Cope St	R-2M	Single-Family Home	Compact-Mixed Residential - Low
544 E 10th Ave	R-4	Single-Family Home	Urban Residential - High
550 E 10th Ave	R-4	Triplex	Urban Residential - High
536 E 10th Ave	R-4	Single-Family Home	Urban Residential - High

This in turn will correct the locations of Fairbanks Park and Cope Street Park on the Anchorage 2040 Land Use Map. As is, the Park or Natural Area parcels intended to be Fairbanks Park are a block away, and Cope Street Park is shifted slightly south on the map.



Figure 1 - Fairbanks Park.

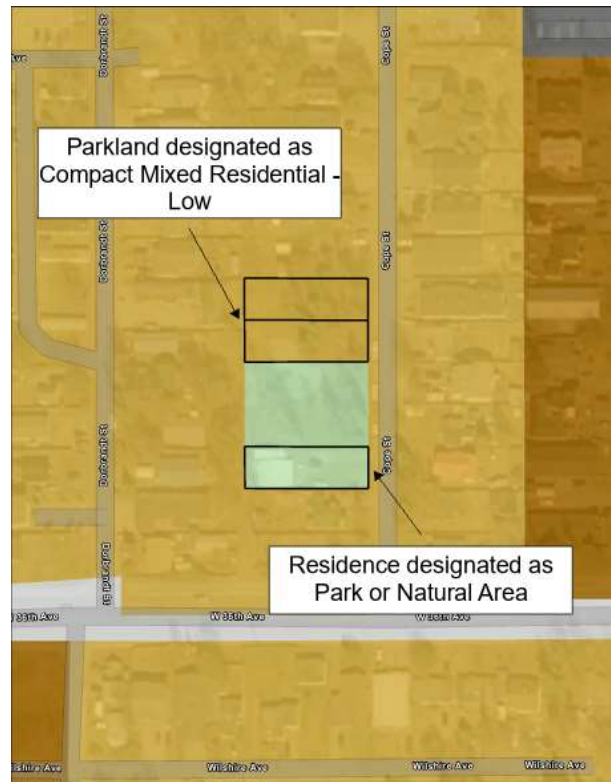


Figure 2 - Cope Street Park.

DEPARTMENTAL COMMENTS

Public and agency comments are included in Attachment 4. Agencies either had no comments or no objections; the Parks and Recreation Department wrote a letter in support. No comments were received in opposition. Rabbit Creek Community Council sent a letter dated November 14, 2025, in support of the land use map amendment.

After comments were received, four (4) additional parcels that are part of Potter Marsh Watershed Park were added to change the *Anchorage 2040 Land Use Plan* designation

from Large Lot Residential to Park or Natural Area. Another parcel that is dedicated but unnamed on Northfleet Drive was also added.

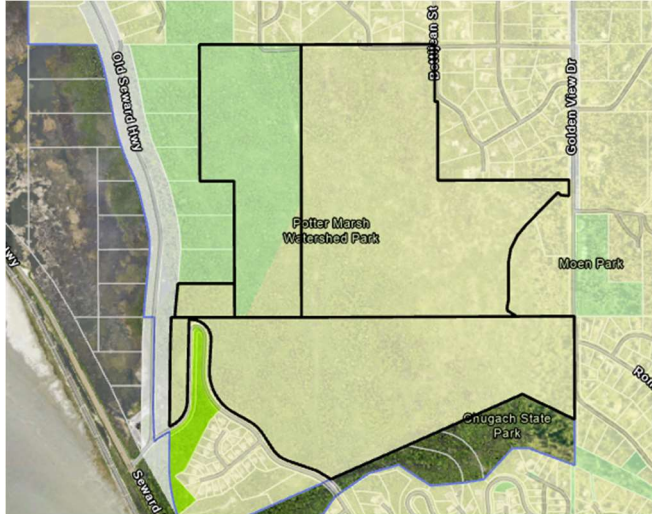


Figure 3 – Potter Marsh Park.

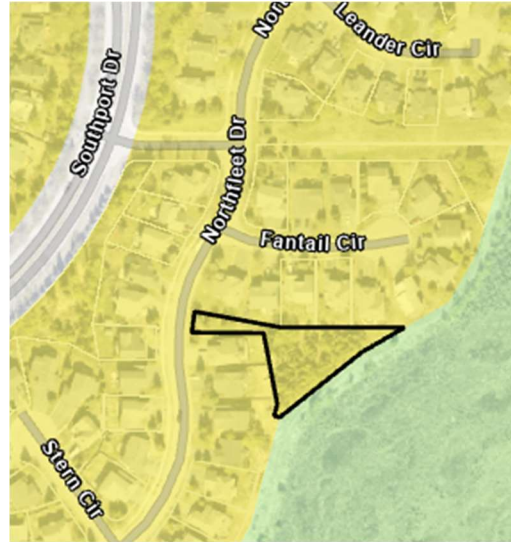


Figure 4 – Unnamed dedicated park.

CRITERIA FOR APPROVAL

AMC 21.03.070C. 2. Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:
 - i. A change in projections or assumptions from those on which the comprehensive plan is based.

The proposal meets this criterion.

Some of these parcels appear to have planned for future development according to the *Anchorage 2040 Land Use Plan*, but this type of activity has never materialized. Since that plan was written, there has been a change in assumptions and now the Municipality intends to preserve and protect these parcels for parkland use.

ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.

The proposal meets this criterion.

The Municipality has expanded residential capacity in other zones and consistently heard comment from the public about the importance of parkland and open spaces. The comprehensive plan map did not adequately address these changes.

iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or

The proposal meets this criterion.

iv. Identification of errors or omissions in the comprehensive plan.

The proposal meets this criterion.

The 2040 Land Use Plan has misdesignated some parkland parcels and some residential parcels, such as Fairbanks Park and Cope Street Park. The Land Use Plan has also missed some designations of land long in use as parks.

b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

The proposal meets this criterion.

The intent of the proposed amendment is to clean up the comprehensive plan and make the Land Use Map consistent with where parks are located, as well as where existing residences are located to preserve both. This does not adversely affect any element of the comprehensive plan.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The proposal meets this criterion.

Preservation of parkland and open space is a stated priority of the 2020 Comprehensive Plan and 2040 Land Use Plan. The proposed 2040 Land Use Plan amendment serves to both preserve existing parkland and existing residential land.

This will help ensure that parks remain in neighborhoods for the Park and Natural Area parcels, and that homes remain in neighborhoods in the Mixed Density Residential – Low and Urban Residential – High parcels.

- d. **If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The proposal meets this criterion.

Goal number 8 of the Anchorage 2040 Land Use Plan states: "*Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use centers.*"

This proposal also supports Action Item 8-9 to "*Determine which municipal parks are not yet dedicated parks for potential consideration to full dedication status*" by identifying additional parcels that are used as municipal parks in the Land Use Plan.

- e. **If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The proposal meets this criterion.

The parcels proposed for Park or Natural Area designation fall under the description as laid out in the Anchorage 2040 Land Use Plan:

The Park or Natural Area designation provides for active and passive outdoor recreation needs, conservation of natural areas and greenbelts, and trail connections. These open spaces are municipally-owned lands; however, they may include privately-operated recreation facilities (e.g., O'Malley's on the Green at the Anchorage Golf Course).

The designation includes neighborhood, community, natural resource use parks, special use parks, golf courses, greenbelts, and other municipal open spaces dedicated or designated by an adopted plan.

Other municipal lands of high natural value or that are unsuitable for development are also included. Some municipal lands have conservation easements or wetlands.

The parcels proposed for residential designations are zoned and used for residential purposes.

DEPARTMENT RECOMMENDATION

The Planning Department finds the proposal meets the approval criteria for a comprehensive plan amendment. The Department recommends APPROVAL of the amendment to change the *Anchorage 2040 Land Use Plan* land use designation of 78 parcels from Large Lot Residential, Single-Family and Two-Family, Compact Mixed Residential – Low, Compact Mixed Residential – Medium, Urban Residential – High, and Parks or Natural Area to Compact Mixed Residential – Low, Urban Residential – High, and Park or Natural Area.

FINDINGS OF FACT

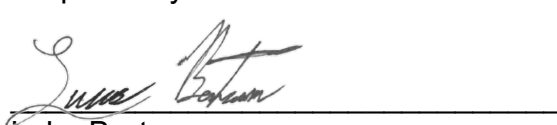
1. The Planning Department published this case for public notice.
2. The Planning Department received no objections and two comments in support of these amendments.
3. This process will follow AMC 21.03.070, Procedures for Substantive Amendments.

Reviewed by:



Mélisa R. K. Babb
Planning Director

Prepared by:



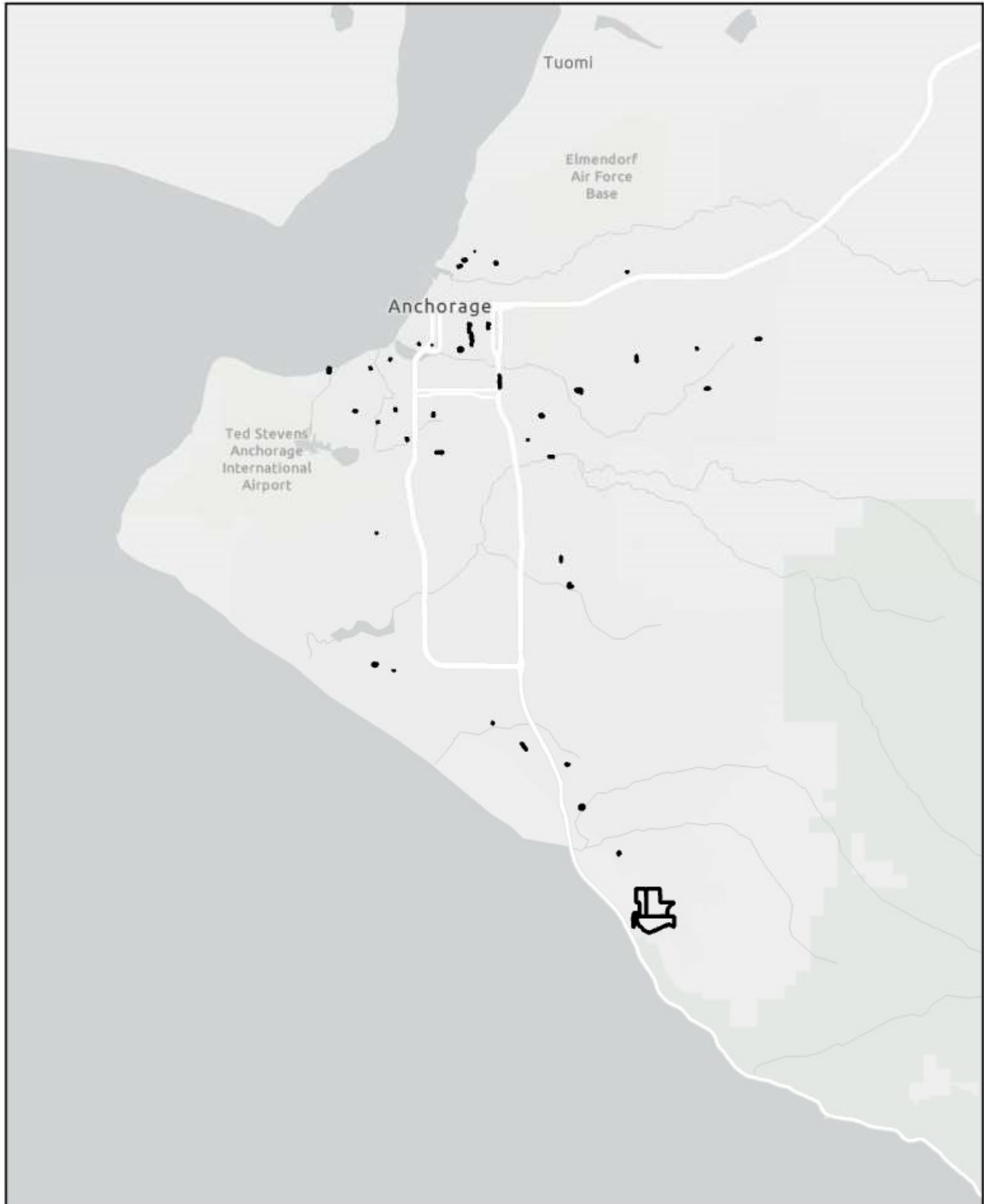
Luke Bertram
Senior Planner

Attachment 1.

Maps of Parcels to Be
Redesignated

Case 2025-0146

Parcels to be Redesignated













Attachment 2.

List of Survey 100 Grids

Case 2025-0146

List of Survey 100 Grids

SW1130, SW1131, SW1136, SW1330, SW1331, SW1428, SW1429, SW1430, SW1431,
SW1436, SW1437, SW1439, SW1441, SW1525, SW1527, SW1532, SW1536, SW1537,
SW1539, SW1626, SW1628, SW1629, SW1633, SW1634, SW1727, SW1728, SW1733,
SW1829, SW1833, SW2127, SW2233, SW2334, SW2527, SW2831, SW2832, SW2934,
SW3034, SW3134, SW3236, SW3336, SW3337, SW3436, SW3437, SW3438, SW3536,
SW3537, SW3538

Attachment 3.

Draft Assembly Ordinance

Case 2025-0146

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

ANCHORAGE, ALASKA
AO No. 2026-___

AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN, LAND USE PLAN MAP, TO CHANGE THE CLASSIFICATION OF APPROXIMATELY 282.3 ACRES OF LAND FROM LARGE-LOT RESIDENTIAL, SINGLE-FAMILY AND TWO-FAMILY, COMPACT MIXED RESIDENTIAL – LOW, COMPACT MIXED RESIDENTIAL – MEDIUM, AND URBAN RESIDENTIAL – HIGH TO COMPACT MIXED RESIDENTIAL – LOW, URBAN RESIDENTIAL – HIGH AND PARK OR NATURAL AREA FOR THE PARCELS DEPICTED IN EXHIBIT A.

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

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the *Anchorage 2040 Land Use Plan Land Use Map* is hereby amended to change the classification of seventy-eight (78) lots, as shown in Exhibit A, from Large-Lot Residential, Single-Family and Two-Two Family, Compact Mixed Residential – Low, Compact Mixed Residential – Medium, and Urban Residential – High to Compact Mixed Residential – Low, Urban Residential – High and Park or Natural Area.

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

21.01.080 COMPREHENSIVE PLAN

A. Purpose

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

B. Adopted Elements

The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

Table 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date ¹	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; AO 2026- , (insert effective date of this ordinance)
	Spenard Corridor Plan	AO 2020-74 as amended; 9-15-2020	
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12- 21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO 2025-44AA, 4-16- 25)

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.

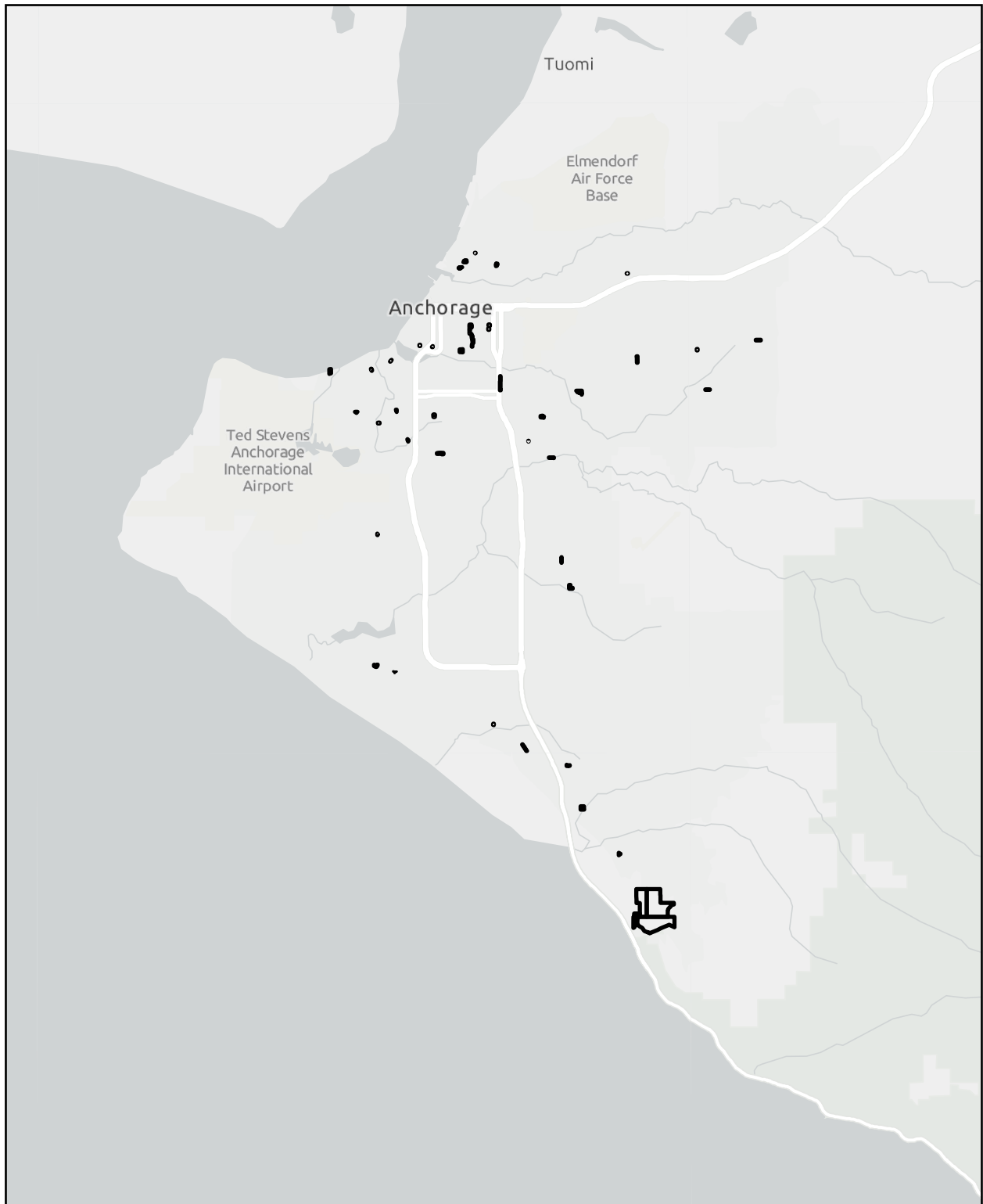
 Chair of the Assembly

ATTEST:

 Municipal Clerk

Exhibit A

Map of Parcels



Attachment 4.

Comments Received

Case 2025-0146

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

To: MOA Planning & Zoning Commission

From: Rabbit Creek Community Council

Date: November 14, 2025

RE: Planning and Zoning Commission (PZC) cases 2025-0131 and 2025-0146

The Rabbit Creek Community Council (RCCC) has reviewed Planning and Zoning Commission (PZC) cases 2025-0131 and 2025-0146. We appreciate the work the Planning Department has undertaken to ensure correct zoning for designated parks as recommended in the 2040 Land Use Plan, and for a few other parcels, throughout the Anchorage Bowl.

The purpose of case 2025-0131 is to rezone 8,860 acres of public land used for parks and scattered across the Bowl in accord with Action 8-4 of the Anchorage 2040 Land Use Plan, as Parks and Recreation District, and some T-zoned lands to Public Lands & Institutions. Case 2025-0146 proposes to rezone about 27 acres scattered across the Bowl as parks. These are small parcels designated as public parks and natural areas have an underlying residential designation. Additionally, four residential lots totaling 0.6 acres and incorrectly zoned as parks will be rezoned for residential.

In general, RCCC supports these two PZC cases. They complete an initiative RCCC undertook about 15 years ago to ensure that areas designated as Parks are zoned as such. For example, without that zoning, it was easy for the then-Administration to build a fire station on land considered part of Rabbit Creek Park on DeArmoun Road but that had never been properly rezoned.

We appreciate the interactive map provided with these ordinances which easily allows the public to find the affected parcels. However, the ordinances would be vastly improved if they also differentiated the new zoning that each parcel is proposed to receive. Could the interactive map be color coded or separated into separate maps or otherwise annotated to distinguish the current and different zoning classes proposed for each parcel? This is particularly important for PZC Case 2025-0146.

We have two recommended revisions:

PZC 2025-0131:

- 1) Section 36 Park. All of the acreage, including the acreage south of Clarks Road and managed by Heritage Land Bank (HLB) for wetlands values (Parcels 01 713 106 000 and 01 713 105 000), is part of the Section 36 Master Plan. The zoning definition for Parks and Natural Area fits both the Park-managed and the HLB-managed lands. Consistent zoning will help land managers and the public evaluate site-sensitive and efficient access for the entire Section 36 Park. The wetlands are already mapped, and

HLB can continue to hold them in case conservation wetland mitigation funds can be extracted in the future.

PZC 2025-0146:

- 2) Echo Hills Park on Echo Canyon Rd. Only part of the park acreage (Parcels 04 209 105 000 and 04 209 106 000) is listed in the re-zone. Parcel 04 208 133 000 should also be listed so that the entire acreage is included.



Thank you for your attention to our concerns.

Sincerely,

Tim Alderson, Chair

cc: Melisa Babb, MOA Planning Director
Lucas Bertram, Zoning, MOA Planning Department
Shanna Gamble, MOA Parks Director

Kimmel, Corliss A.

From: Mayer, Jennifer (P&R)
Sent: Monday, November 10, 2025 3:24 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0131 & 2025-0146 Request for Reviewing Agency Comments

Good afternoon,

MOA Parks and Recreation would like to thank the planning department for their support of 2025-0131 & 2025-0146.

Thank you,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks



Anchorage2040

From: LaFrance, Paul J.
Sent: Thursday, November 6, 2025 2:48 PM
To: Anchorage2040
Subject: RE: 2025-0131 & 2025-0146 Request for Reviewing Agency Comments

Private Development has no comments on 2025-0131 and 2025-0146.

Thank you,

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

From: Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>
Sent: Friday, October 17, 2025 11:01 AM
Cc: Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>
Subject: 2025-0131 & 2025-0146 Request for Reviewing Agency Comments

Good morning,

Attached please find the Routing Coversheets for 2025-0131 and 2025-0146, both of which are scheduled as Public Hearings before the Planning and Zoning Commission on 12/08/2025.

Routing materials can be viewed by clicking on the links below, scrolling to the bottom of the page, and selecting Reviewing Agency Routing preceded by the Case No. of interest.

PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS: by email to Corliss Kimmel & Lori Blake (Corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper righthand corner of the Routing Coversheet.

2025-0131: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18324>

2025-0146: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18341>

Thank you,