

**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

<b>Park</b>	<b># of Parcels</b>	<b>Current Zoning</b>	<b>Current Designation</b>
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.

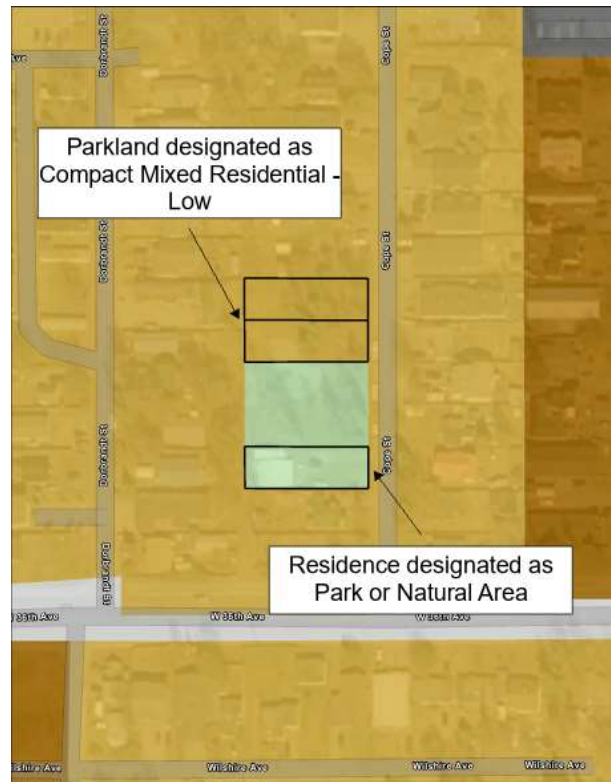


Figure 2 - Cope Street Park.

## 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.

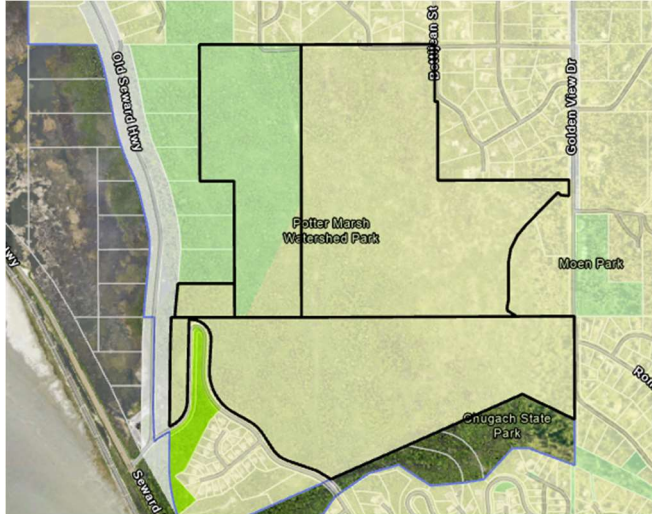


Figure 3 – Potter Marsh Park.

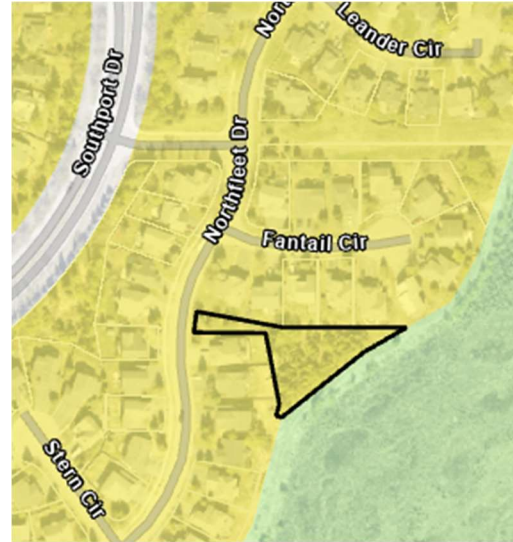


Figure 4 – Unnamed dedicated park.

## 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**

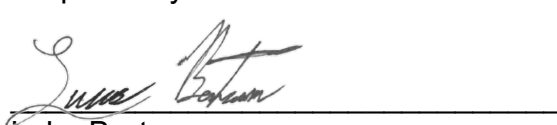
1. The Planning Department published this case for public notice.
2. The Planning Department received no objections and two comments in support of these amendments.
3. This process will follow AMC 21.03.070, Procedures for Substantive Amendments.

Reviewed by:



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