

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

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

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 17 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
 18 _____ 2026.

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 23 _____
 Chair of the Assembly

24 ATTEST:

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 28 _____
 29 Municipal Clerk

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

Exhibit A

Map of Parcels

