



Municipality of Anchorage

Planning Department

Memorandum



Date: January 9, 2026
To: Reviewing Agencies
Subject: PZC Case 2025-0138, Changes to the Comprehensive Plan along Lake Otis Parkway, Tudor Road, DeBarr Road, and Muldoon Road — Request for Public Comments

The Planning Department is seeking comments on Planning and Zoning Case 2025-0138, an ordinance that updates the future land use designations for several properties along DeBarr Road, Lake Otis Parkway, Tudor Road, and Muldoon Road to "Urban High Residential," "Main Street Corridor," and "Town Center."

- The "Urban High Residential" designation allows "*R-4; R-3 in transition areas; R-4A in "Residential Mixed-use Development" areas.*"
- The "Main Street Corridor" designation allows "*B-3 or B1-B, or RO in residential-office locations, with CCO overlay or new overlay zone; potential new overlay or form-based zone in "Traditional Neighborhood Design" areas; R-3 and new R-3A mixed-use variation of R-3 also possible; R-4 or R4-A possible in Fairview.*"
- The "Town Center" designation allows "*B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.*"

Changing these designations will help (1) provide clarity for local institutions in the process of long-range planning, (2) facilitate changes needed for planned or ongoing projects, and (3) correct inconsistencies in the Land Use Plan Map. Changing these designations does not alter the existing zoning of any parcels but rather allows for a different set of implementation zones should any property owners wish to rezone their parcels in the future. The map and table on pages 2 & 3 of this memo detail the areas for amendment with this ordinance.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 2, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

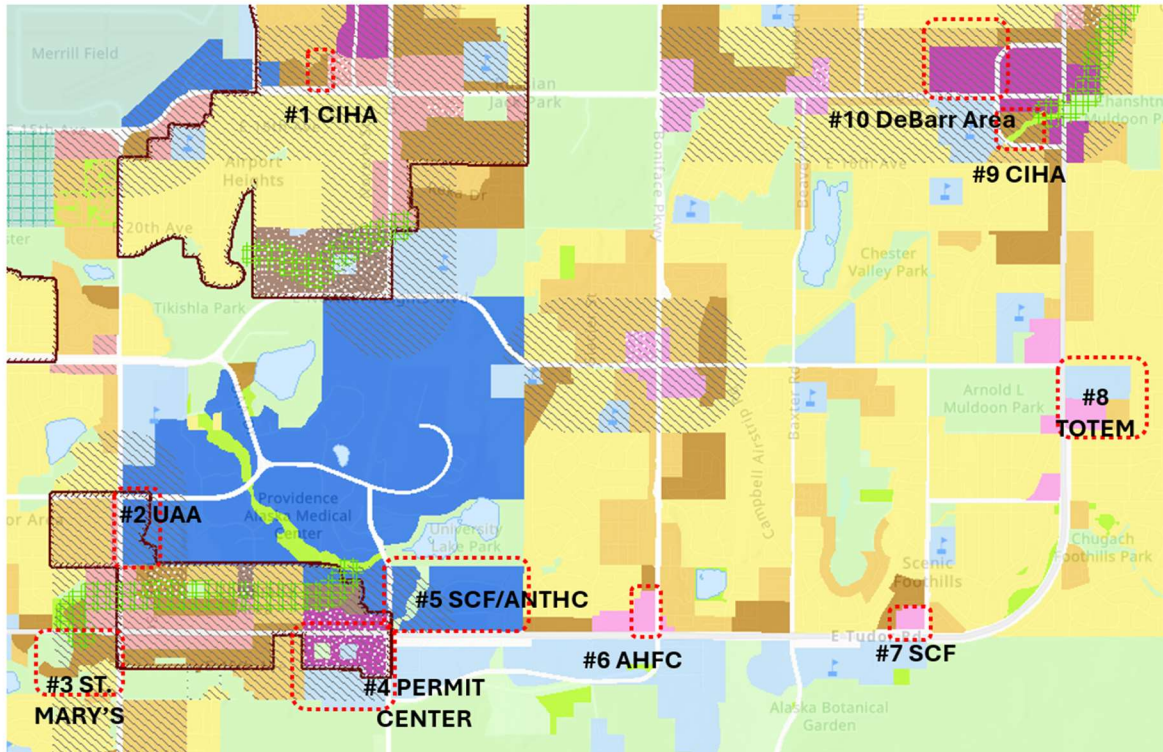
by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2025-0138)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel Mckenna-Foster at 907-343-7918 in the Planning Department.



Site/Location	Parcel IDs	Future Land Use Designation Change	Rationale for update
1. Cook Inlet Housing Authority property on DeBarr Road	00409187000	Compact Mixed Residential Medium to Urban Residential High	Support housing development by community institutions
2. UAA property at Lake Otis Parkway and Providence Drive	00420206000	University or Medical Center to Main Street Corridor	Support development by community institutions
3. St. Mary's Church property at Lake Otis Parkway and Tudor Road	00918230000, 00918120000	Compact Mixed Residential Medium to Main Street Corridor	Support housing development by community institutions
4. Elmore Road MOA Permit Center & Tozier Tract	00805101000, 00805217000, 00805216000, 00805215000	Park or Natural Area and Community Facility or Institution to Town Center	Fix split-designated parcels, support Real Estate Department in parcel preparation

Site/Location	Parcel IDs	Future Land Use Designation Change	Rationale for update
5. ANTHC/South Central Campus area	00801149000, 00801151000, 00801152000, 00801150000, 00801155000, 00801156000, 00801147000, 00801167000, 00801142000, 00801166000, 00801168000, 00801170000, 00801169000, 00801125000, 00801139000, 00801138000, 00801131000, 00801132000, 00801165000, 00801123014, 00801163000, 00801164000	University or Medical Center to Main Street Corridor	Correct alignment with existing zoning and future land use designation and support institutional development
6. Alaska Housing Finance Corporation Lot	00716266000	Neighborhood Center to Main Street Corridor	Create alignment with existing zoning and future land use designation (already zoned B-3, unlikely to ever change).
7. Strip commercial development at Tudor Road and Patterson Street	00720186000, 00720197000, 00720162000	Neighborhood Center to Main Street Corridor	Create alignment with existing zoning and future land use designation (already zoned B-3, unlikely to ever change).
8. Totem area	00729105000, 00729106000	Neighborhood Center to Main Street Corridor	Update land use plan map to allow corridor zoning and remove B-4 legacy zone.
9. CIHA property at Creekside Town Center	00618165000	Compact Mixed Residential Medium to Town Center	Support housing development by community institutions
10. DeBarr Road area	00641119000, 00641120000	Compact Mixed Residential Low to Town Center	Fix split-designated parcels.

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

ANCHORAGE, ALASKA
AO NO. 2026-_____

1 **AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN TO**
2 **CHANGE THE FUTURE LAND USE DESIGNATION FOR 38 LOTS FROM**
3 **"UNIVERSITY OR MEDICAL CENTER," "COMMUNITY FACILITY OR**
4 **INSTITUTION," "COMPACT MIXED RESIDENTIAL-LOW," "COMPACT MIXED**
5 **RESIDENTIAL-MEDIUM," AND "NEIGHBORHOOD CENTER" TO "URBAN**
6 **RESIDENTIAL-HIGH," "MAIN STREET CORRIDOR," AND "TOWN CENTER";**
7 **AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE**
8 **21.01-1: COMPREHENSIVE PLAN ELEMENTS.**

9
10 (Planning and Zoning Commission Case No. 2025-0138)

11
12 **WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2040 Land Use Plan*
13 (2040 LUP) with AO No. 2017-116 on September 26, 2017; and,

14
15 **WHEREAS**, the Planning Department has heard from several local institutions that
16 the existing Land Use Plan designations do not align with their long-term plans; and,

17
18 **WHEREAS**, Goal 10 of the 2040 LUP calls for Anchorage to support its anchor
19 institutions and facilities and recognize the important local and statewide benefits they
20 provide, while mitigating adverse impacts associated with development and
21 expansion; and,

22
23 **WHEREAS**, Action 1-3 of the 2040 LUP calls for regular updates and improvements
24 to the plan; now, therefore,

25
26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

27
28 **Section 1.** That the *Anchorage 2040 Land Use Plan* Land Use Map is hereby
29 amended to change the classification of thirty eight (38) lots, as shown in Exhibit A,
30 from "University or Medical Center," "Community Facility or Institution," "Compact
31 Mixed Residential-Low," "Compact Mixed Residential-Medium," and "Neighborhood
32 Center" to "Urban Residential-High," "Main Street Corridor," and "Town Center."
33

34 **Section 2.** That Anchorage Municipal Code section 21.01.080, Table 21.01-1:
35 Comprehensive Plan Elements, is amended to read as follows (*the remainder of the*
36 *section is not affected and therefore not set forth*):
37

38 **21.01.080 Comprehensive plan.**

39 *** **

40 **B. Elements.**

41 *** **

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
Anchorage Bowl	****	****	****
	Anchorage 2040 Land Use Plan	AO 2017-116; 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; <u>AO 2025- ; (insert effective date of this ordinance)</u>
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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 be effective immediately upon passage and approval by the Assembly.

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

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0138)

Exhibit A

Parcels with Future Land Use Map Designation Changes: PZC Case 2025-0138

