



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



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**Date:** January 16, 2026  
**To:** Reviewing Agencies  
**Subject:** PZC Case No. 2026-0024, A Request to Rezone Approximately 91 Acres of Land in the Anchorage Bowl from Legacy or Repealed Zoning Districts of B-4, D-2, and TR to R-1, R-2M, R-3, B-3, and I-1 Districts

The Planning Department is seeking comments on the attached draft ordinance to rezone approximately 91 acres across the Anchorage Bowl. These are parcels with no-longer-current, legacy zoning districts from the Title 21 code in effect before February 2013. This is to rezone them to current zoning districts.

Staff welcomes any comments on this ordinance.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 9, 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 2026-0024)

**by email:** [Anchorage2040@muni.org](mailto: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 Luke Bertram at 907-343-7990 in the Long-Range Planning Division of the Planning Department.

Attachment: Ordinance with Maps

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 ZONING MAP AND APPROVING THE**  
2 **REZONE FOR 23 PARCELS CONTAINING APPROXIMATELY 90.8 ACRES**  
3 **FROM TR (TRANSITION DISTRICT), B-4 (RURAL BUSINESS DISTRICT), B-4 SL**  
4 **(RURAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS), AND D-2**  
5 **(RESIDENTIAL DEVELOPMENT DISTRICT) TO R-1 (SINGLE-FAMILY**  
6 **RESIDENTIAL DISTRICT), I-1 (LIGHT INDUSTRIAL DISTRICT), B-3 (GENERAL**  
7 **BUSINESS DISTRICT), R-2M (MIXED RESIDENTIAL DISTRICT), AND R-3**  
8 **(MIXED RESIDENTIAL DISTRICT) FOR THE PARCELS WITH A LEGAL**  
9 **DESCRIPTION OF SOUTHWOOD PARK, BLOCK 1, LOTS 1-12; CATECROFT,**  
10 **LOT 1; BEACON PARK, BLOCK 2, LOT 1A; T12N R3W SEC 20**  
11 **NW4SWNE4SW4 PARCEL 17; LUCKY HUFFMAN, TRACT C-1; LUCKY**  
12 **HUFFMAN, BLOCK 1, LOT 2; HUFFMAN BUSINESS PARK, TRACTS S1-A AND**  
13 **S1-B; TOTEM, TRACT 1 AND 2; PENLAND PARK TRACT H; AND PENLAND**  
14 **PARK, TRACTS A1, A2, AND B1A, IN ANCHORAGE, ALASKA.**

15  
16 (Planning and Zoning Commission Case No. 2026-0024)  
17 (Airport Heights, Old Seward/Oceanview, Sand Lake, Scenic Foothills Community Councils)

18  
19 **WHEREAS**, AO 2025-40(S) provided the Municipality with more tools for initiating  
20 and facilitating rezones; and,

21  
22 **WHEREAS**, AO 2012-124(S) repealed the D-2 (residential development district),  
23 B-4 (rural business district), and T (transition district) from Anchorage Municipal  
24 Code Title 21; and,

25  
26 **WHEREAS**, the D-2 , B-4, and T zoning districts are subject to Anchorage Municipal  
27 Code Title 21 in effect as of February 25, 2013; and,

28  
29 **WHEREAS**, the T zoning district is presently designated as the TR zoning district  
30 on the zoning map; and,

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32 **WHEREAS**, the Planning Department has prepared this ordinance to incorporate  
33 those changes and bring them through the standard Planning and Zoning  
34 Commission process; now, therefore,

35  
36 **THE ANCHORAGE ASSEMBLY ORDAINS:**

37  
38 **Section 1.** The zoning map shall be amended by designating T12N R3W SEC 20  
39 NW4SWNE4SW4 Parcel 17; Lucky Huffman, Tract C-1; and Lucky Huffman, Block 1,  
40 Lot 2, as I-1 (light industrial district).

41  
42 The properties described above are shown on Exhibit A, attached.

1/14/2026

**Section 2.** The zoning map shall be amended by designating Beacon Park, Block 2, Lot 1A; Huffman Business Park, Tracts S1-A and S1-B; and Totem, Tracts 1 and 2; as B-3 (general business district).

The properties described above are shown on Exhibits A and B, attached.

**Section 3.** The zoning map shall be amended by designating Penland Park, Tract H, as R-3 (mixed residential district).

The property described above is shown on Exhibit C, attached.

**Section 4.** The zoning map shall be amended by designating Penland Park, Tracts A1, A2, and B1A, as R-2M (mixed residential district).

The properties described above are shown on Exhibit C, attached.

**Section 5.** The zoning map shall be amended by designating Southwood Park, Block 1, Lots 1-12; and Catecroft, Lot 1, as R-1 (single-family residential district).

The properties described above are shown on Exhibit D, attached.

**Section 6.** The Director of the Planning Department shall change the zoning map accordingly.

**Section 7.** The ordinance shall become effective immediately upon passage and approval by the Assembly.

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

\_\_\_\_\_  
Chair of the Assembly

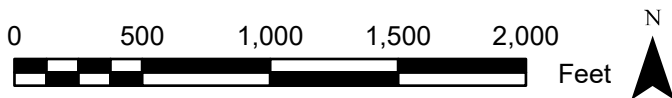
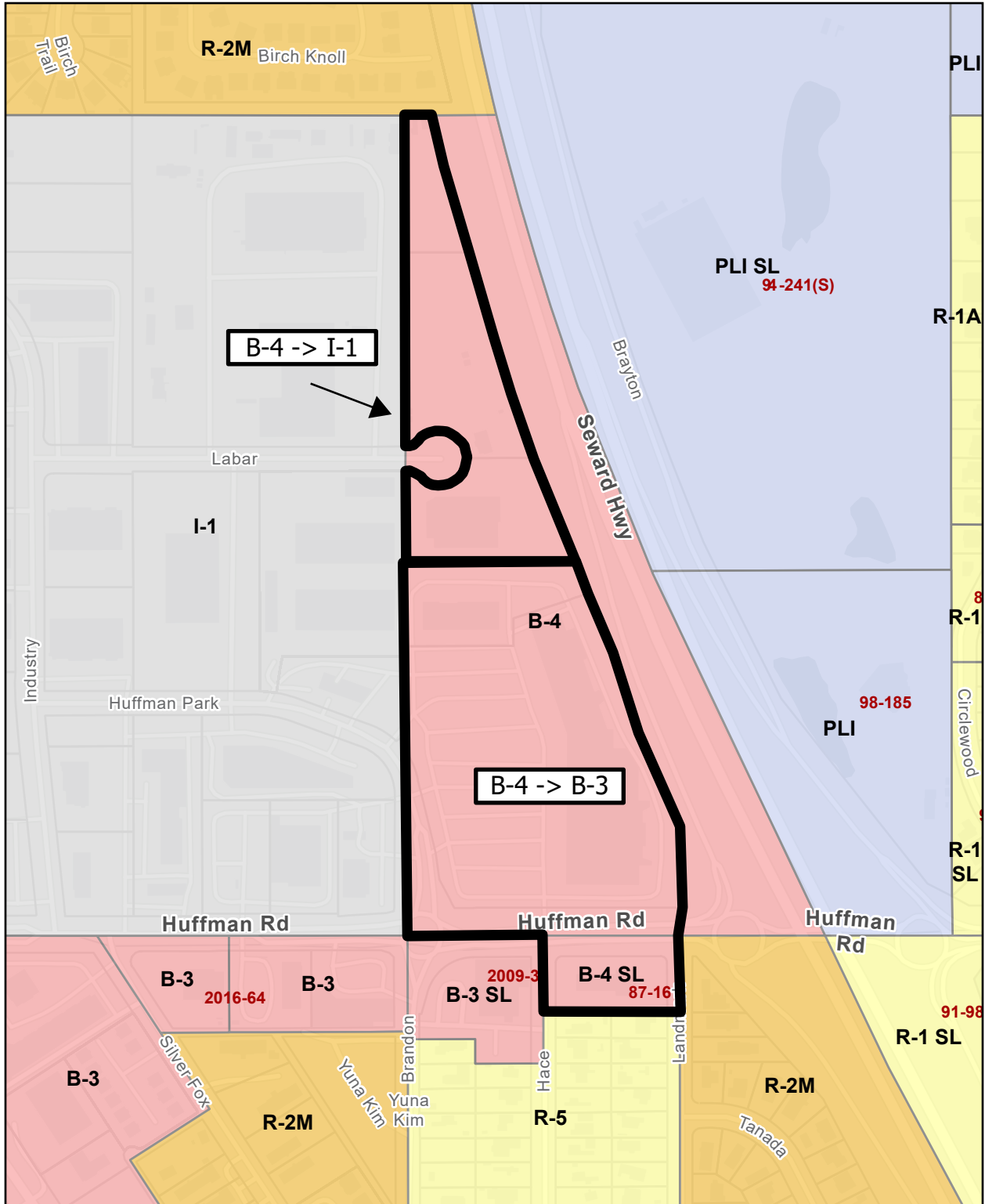
ATTEST:

\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0024)

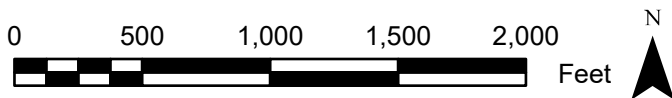
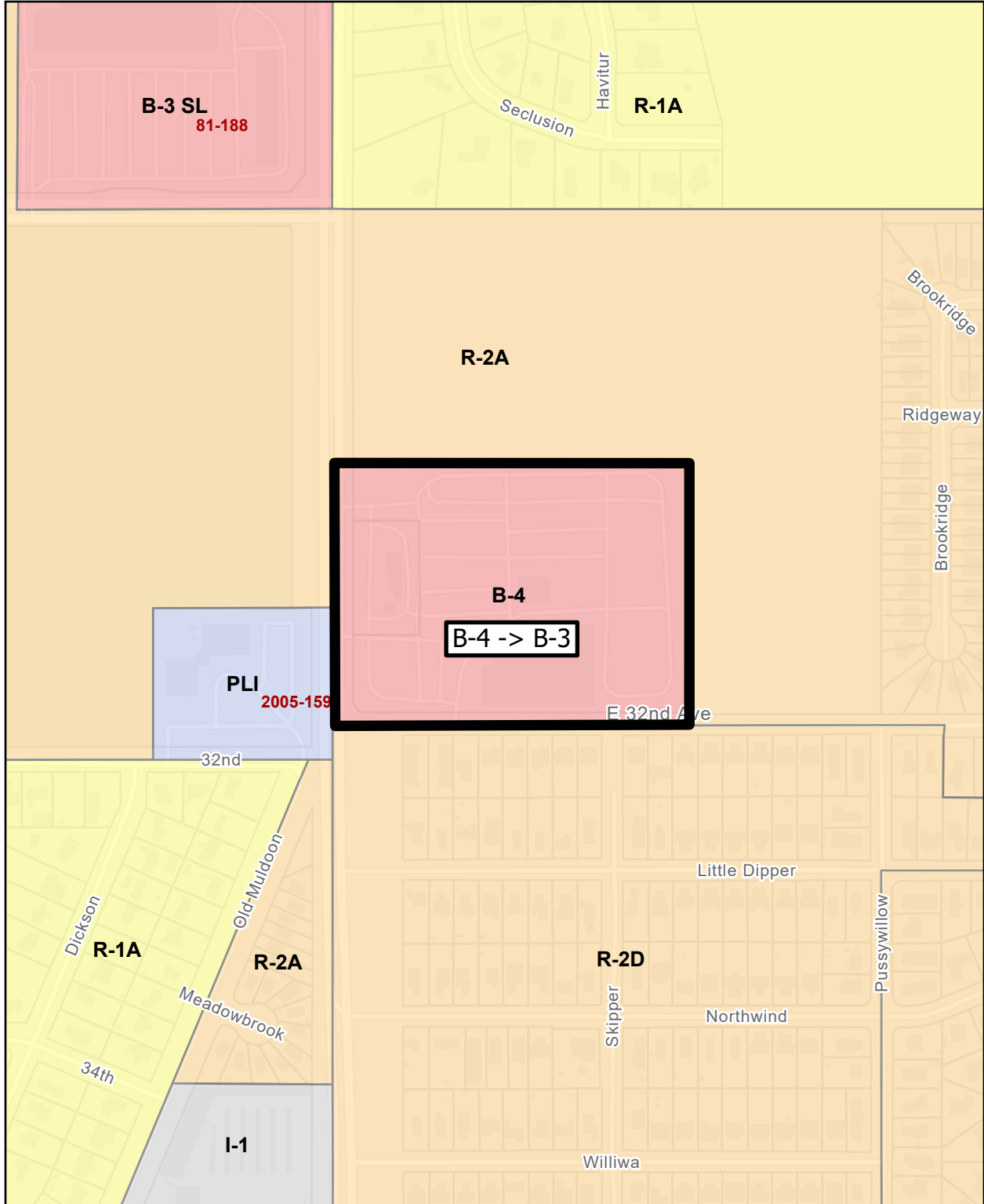
# Exhibit A

## Parcels to Be Rezoned - Huffman



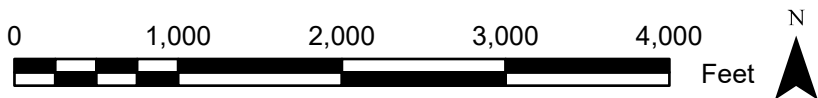
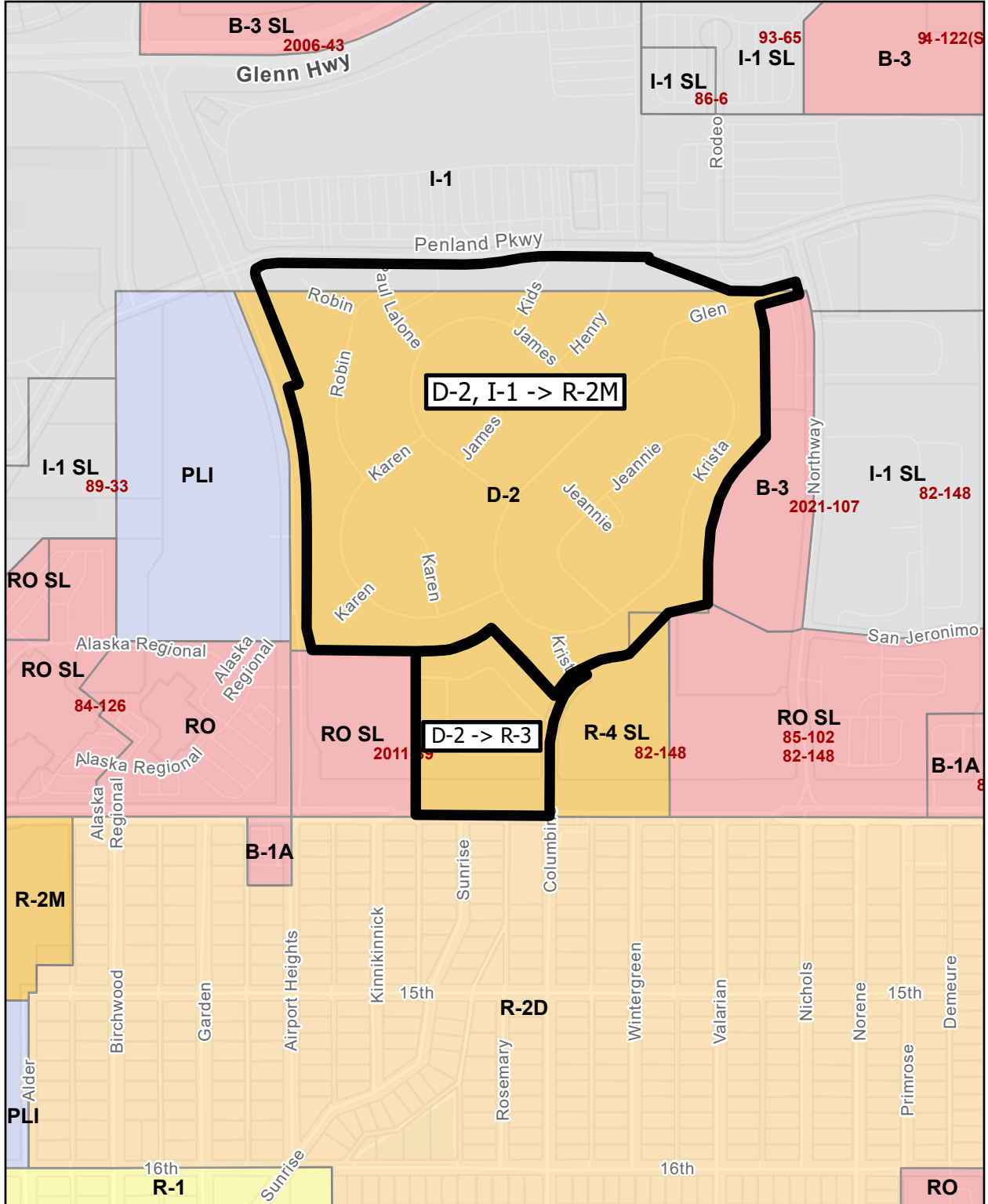
# Exhibit B

## Parcels to Be Rezoned - Muldoon



# Exhibit C

## Parcels to Be Rezoned - DeBarr



# Exhibit D

## Parcels to Be Rezoned - Sand Lake

