



# Municipality of Anchorage

## Planning Department

### Memorandum



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**Date:** January 16, 2026

**To:** Reviewing Agencies

**Subject:** PZC Case No. 2026-0025, Amending the *Anchorage 2040 Land Use Plan* Land Use Plan Map Classification of Approximately 4.5 Acres of Land from Community Facility or Institution and Town Center to Light Industrial/Commercial

The Planning Department is seeking comments on the attached draft ordinance to change the Land Use Plan Map designation of approximately 4.5 acres of land owned by Hammer Labar Property, LLC, and James A Faltz Revocable Trust and used for commercial horticulture and commercial glass contracting.

The *Anchorage 2040 Land Use Plan* designates these areas for Community Facility or Institution and Town Center. Planning spoke with the Anchorage School District, and they confirmed that they have no plans to acquire the two parcels being redesignated from Community Facility or Institution. The parcel currently designated Town Center is physically separated from the rest of the Town Center parcels off Huffman Road. Redesignating these parcels will help update the Land Use Plan Map in order to support the legacy rezone project, PZC Case No. 2026-0024.

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 2026-0025)

**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 Map

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 5.2 ACRES OF LAND FROM TOWN CENTER AND PUBLIC LANDS AND INSTITUTIONS TO LIGHT INDUSTRIAL/COMMERCIAL FOR THE PARCELS WITH A LEGAL DESCRIPTION OF T12N R3W SEC 20 NW4SWNE4SW4 PARCEL 17; LUCKY HUFFMAN, TRACT C-1; LUCKY HUFFMAN, BLOCK 1, LOT 2; GENERALLY LOCATED NORTH OF HUFFMAN ROAD AND WEST OF NEW SEWARD HIGHWAY, IN ANCHORAGE.**

(Planning and Zoning Commission Case No. 2026-0025) (Old Seward/Oceanview Community Council)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** That the *Anchorage 2040 Land Use Plan* Land Use Map is hereby amended to change the classification of three (3) lots with a legal description of T12N R3W SEC 20 NW4SWNE4SW4 Parcel 17; Lucky Huffman, Tract C-1; and Lucky Huffman, Block 1, Lot 2, from Town Center and Public Lands and Institutions to Light Industrial/Commercial.

**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 <sup>1</sup>	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; <u>AO 2026-_____, (insert effective date of this ordinance)</u>
	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:

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Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0025)

# Exhibit A

## Land Use Plan Map Amendment

