



Municipality of Anchorage Planning Department Memorandum



DATE: February 9, 2026

TO: Planning and Zoning Commission

THRU: *HB* Mélisa Babb, Planning Director

THRU: *DM* Daniel Mckenna-Foster, Long-Range Planning Manager

FROM: *MNA* Michael Nti Ababio, Senior Planner, Long-Range Planning Division

SUBJECT: Case 2026-0009, Omnibus Ordinance Amending Several Sections of Title 21 to Align with Current Practices and Provide Clarity for Implementation of Code and Related Matters.

BACKGROUND:

This proposed ordinance is intended to remove obsolete subsections, correct misspellings, amend and update cross-references, and correct punctuation errors to improve coherence within the Anchorage Municipal Code (AMC) Title 21, Land Use Planning.

DESCRIPTION OF TEXT AMENDMENTS:

This is a broad text amendment to AMC Title 21 that will amend numerous sections. The amendments are summarized by ordinance sections below:

Section 1: Amends Table 21.01-1: Comprehensive Plan Elements under Section 21.01.080 by removing the “2035 Metropolitan Transportation Plan” and adding the “Beach Lake Regional Park Master Plan.”

- The 2035 Metropolitan Transportation Plan (MTP) is an AMATS document and is no longer in effect since the adoption of the 2050 MTP. This action item ensures its removal.
- While the Beach Lake Regional Park Master Plan is an adopted element of the Comprehensive Plan, it is omitted from Table 21.01-1 which lists all elements of the Comprehensive Plan. This textual addition corrects the omission and ensures the table accurately reflects all adopted elements of the Comprehensive Plan.

Section 2: Amends the District name of Downtown by adding the word “Districts” and removes the abbreviation “DT” while adding the comprising zoning areas in Table 21.04-1.

- This section amends Table 21.04-1 by specifying the constituent zones of the downtown district.

Section 3: Corrects cross-reference in 21.04.020 by replacing “J” with “I” and replaces the preposition “below” with “above” to accurately show the location of the referenced subsection in text.

Section 4: Enforcement of name change from MHCs to RDUCs in 21.05.030.

- This section enforces the renaming of Manufactured Housing Communities (MHCs) to Relocatable Dwelling Unit Communities (RDUCs), as established under AO 2025-112 (PZC 2025-0045).

Section 5: Corrects the misspelling of “conex” in 21.05.050E.2.a.

Section 6: Corrects the misspelling of “conex” in 21.05.055A.8.

Section 7: Deletes provision in 21.05.060A.1.b.i.

- The provision in 21.05.060A.1.b.i. is being deleted because there is no longer a use or district-specific building placement and orientation standard; hence, the provision has become redundant.

Section 8: Updates cross reference and language in 21.05.070.D14.b.ii.

- This section updates the cross-reference from D.10. to D.11. and replaces the preposition “above” with “below” in 21.05.070.D.14.b.ii. to accurately reflect the location of the referenced section in text.

Section 9: Corrects the misspelling of “conex” in 21.05.080B.3.

Section 10: Updates the cited cross-reference in Table 21.06-1 from “21.07.110F.2.” to “21.07.110E.2.” and the addition of the 10th footnote reference in Table 21.06-2.

- This amendment corrects an incorrect cross-reference in Table 21.06-1, which is “21.07.110F.2.” under the R4: Multifamily Residential District subheading by replacing it with the correct reference “21.07.110E.2.” It also adds in the tenth footnote reference that was omitted in Table 21.06-2.

Section 11: Changes land use designations names under 21.06.030D.9. to reflect their new names in the *Anchorage 2040 Land Use Plan*.

Section 12: Corrects cross reference under 21.07.090J.3.

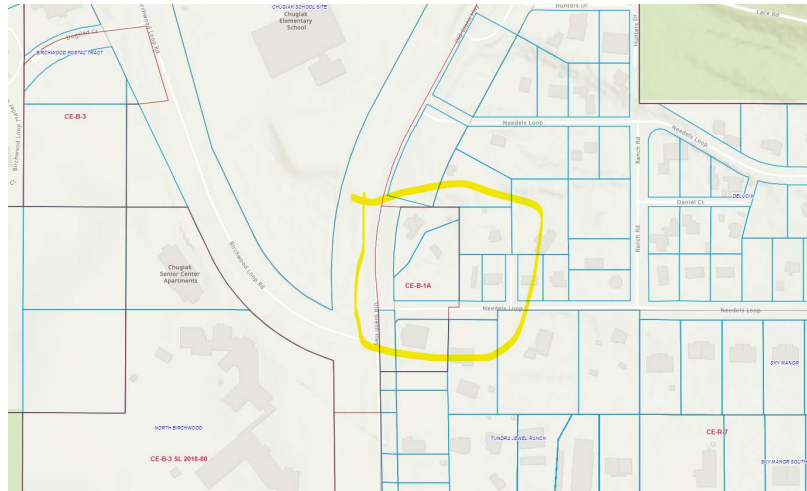
- This amendment corrects an incorrect table reference under 21.07.090J.3., which is “21.07-10” to “21.07-11.”

Section 13: Ensures the deletion of 21.07.120A.1.c., which already has been earmarked for removal.

Section 14: Corrects the misspelling of “conex” in 21.09.050C.

Section 15: Adds CE-B-1A into Table 21.10-1.

- Ensures that languages referencing B1-A districts applies to CE-B1-A. A single CE-B1-A district in Chugiak-Eagle River was accidentally omitted during the Title 21 rewrite (illustrated below).



Section 16: Corrects all instances of misspelling of “conex” throughout 21.10.050 and addresses punctuation errors in the subsection to ensure clarity and consistency.

Section 17: Introduces a definition for the term “Building Official” as stated under 21.03.100.

- This section introduces a definition for the term “Building Official” as stated under 21.03.100 to serve as a reference point to help individuals who may not know who the Building Official is and to avoid any confusion.

Section 18: Corrects an incorrect code reference in AMCR 21.20.001, Table of Fees.

- In 2018, AMCR 21.20.001B., Table of Fees, was updated but the reference was not. The current reference calls out 21.20.001G. in the bottom of the table, but the correct reference should be 21.20.001F. This section effects the correction.

COMMENTS RECEIVED:

The Planning Department received comments from Traffic Engineering, Private Development, and AWWU, none of which raised any objections.

RECOMMENDATION:

Staff recommends approval of this ordinance.

- Attachments: 1. Draft Ordinance
2. Comments Received