



Municipality of Anchorage
Planning Department
Memorandum



Date: March 9, 2026

To: Planning and Zoning Commission

Thru: *MB* Méliisa Babb, Planning Director

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

From: *LB* Luke Bertram, Senior Planner, Long-Range Planning Division

Subject: PZC Case 2026-0025, Amending the *Anchorage 2040 Land Use Plan* Land Use Map Classification from Community Facility or Institution and Town Center to Light Industrial/Commercial

OVERVIEW

The Municipality of Anchorage, via the Planning Department, is initiating a land use map classification amendment of the *Anchorage 2040 Land Use Plan* of three parcels owned by Hammer Labar Property, LLC, and James A Faltz Revocable Trust at two addresses on Labar Street to the west of the Seward Highway and north of Huffman Road.

Faltz Landscaping and Plant Nursery is at 1401 Labar Street (Parcels 01619180000 and 01619117000), and Statewide Door and Glass is at 1400 Labar Street (Parcel 01619188000). Both parcels at Faltz Landscaping and Plant Nursery are currently designated Community Facility or Institution, likely as part of a past plan for the Anchorage School District to expand their adjacent facility. Per discussion with the District, there are no plans to expand, and keeping the Community Facility or Institution designation at 1401 Labar Street prevents updating the zoning designation from B-4, a zoning district that has not been in Title 21 since 2015.

Despite the remainder of Labar Street being industrial in nature and the property having no direct access to the Town Center designated area to the south, 1401 Labar Street is designated Town Center. The Planning Department recommends consistency between these parcels, which both take access from the same place.

Additionally, by preserving industrial land use, this amendment supports Goal 9 of the *Anchorage 2040 Land Use Plan*, which states that a “sufficient, predictable, and strategically located industrial land supply allows Anchorage’s industrial employment sectors to thrive, protected from non-industrial uses that might displace them.”

This case is presented in conjunction with PZC 2026-0024, which proposes to change the zoning designation of these three parcels from B-4 to I-1 to simultaneously remove the defunct B-4 zoning district from the map, and to implement this land use map amendment.

DEPARTMENTAL COMMENTS

Staff contacted the Anchorage School District and confirmed that the District has no plans of acquiring the parcels that are currently designated Community Facility or Institution.

DEPARTMENTAL AND PUBLIC COMMENTS

The Department received memos with no comments or objections from Anchorage Water and Wastewater Utility, Development Services Department's Right of Way Section and the Private Development Division, Traffic Engineering Department, and Project Management and Engineering Department's Watershed Management Services.

The Department received one public comment from Jason Norris regarding changing the designation of 1400 Labor Street away from Town Center. The comment was neither in favor nor opposition but criticized the need for this land use map amendment, questioning the initial Town Center designation and municipal comprehensive plan implementation.

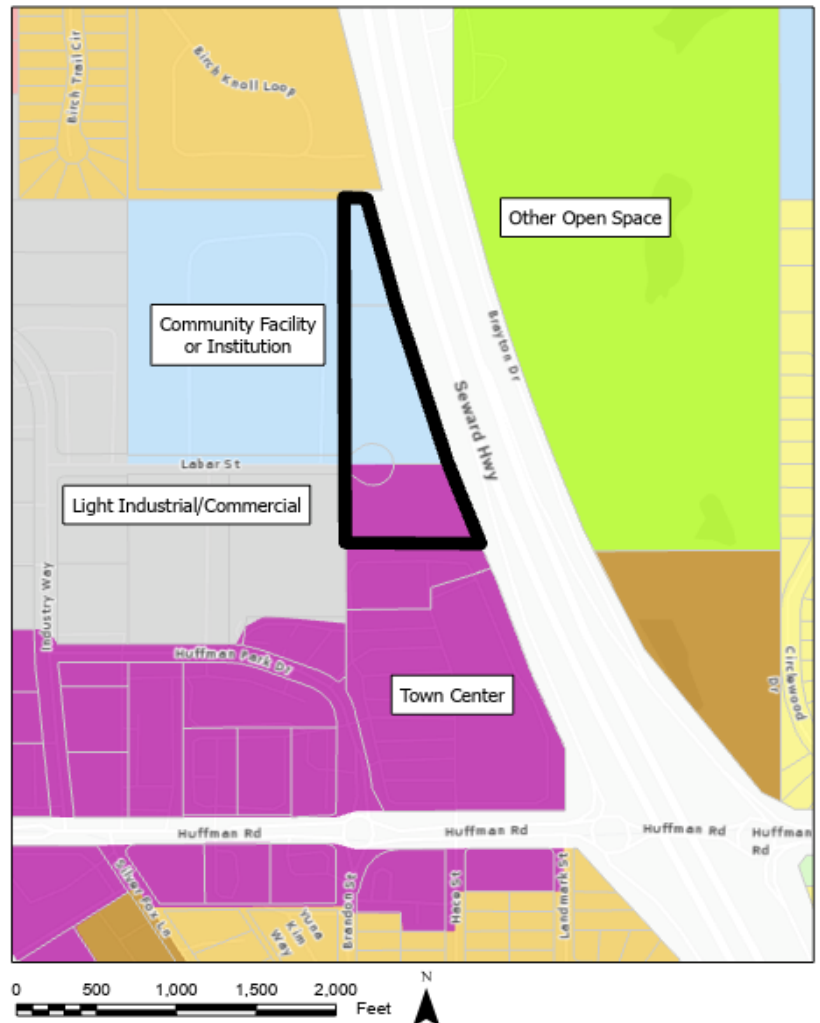
APPROVAL CRITERIA

This process will follow AMC 21.03.070C., Procedure for Substantive Amendments.

AMC 21.03.070 Comprehensive Plan Amendments

C.2. Approval Criteria

Proposed Land Use Map Amendment Area



The assembly may approve a rezoning if it is found that:

Criteria	Staff Evaluation
<p>a. The proposed amendment is necessary in order to address one or more of the following:</p> <ul style="list-style-type: none"> i. A change in projections or assumptions from those on which the comprehensive plan is based; ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan; iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or iv. Identification of errors or omissions in the comprehensive plan. 	<p>The Anchorage School District has seen a change in projections or assumptions about their future needs.</p>
<p>b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.</p>	<p>The proposed amendment maintains the internal consistency of the comprehensive plan and is consistent with other elements.</p>
<p>c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.</p>	<p>The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.</p>
<p>d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.</p>	<p>This change will allow more flexibility for rezoning of the parcel.</p> <p>Goal 9 of the 2040 Land Use Plan states that: <i>A sufficient, predictable, and strategically located industrial land supply allows Anchorage’s industrial employment sectors to thrive, protected from non-industrial uses that might displace them.</i></p>

Criteria	Staff Evaluation
e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.	The subject site is appropriate for the designation as it aligns with surrounding patterns.

DEPARTMENT RECOMMENDATION

The Department finds the Comprehensive Plan map change meets all approval criteria as outlined in AMC 21.03.070C.2. The Department recommends APPROVAL of the map classification of approximately 4.5 acres of land owned by Hammer Labar Property, LLC, and James A Faltz Revocable Trust from Community Facility or Institution and Town Center to Light Industrial/Commercial.

POSSIBLE FINDINGS OF FACT FOR THE COMMISSION'S CONSIDERATION

1. The Municipality has at least 91 acres of property that are still using the zoning districts of Old Title 21.
2. Updating these parcels to modern zoning will simplify the Anchorage land use system and provide additional certainty and consistency for property owners.
3. These Land Use Plan changes will facilitate updating the zoning in the area to modern zoning.
4. The Anchorage School District expressed no opposition to the proposal.

Attachments: 1. Draft Ordinance
2. Comments Received

Proposed Draft Ordinance

PZC Case No. 2026-0025

**Amending Anchorage 2040 Land Use Plan
Land Use Map Classification**

**from Community Facility or Institution
and Town Center
to Light Industrial/Commercial**

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 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; <u>AO 2026-_____, (insert effective date of this ordinance)</u>
	Spenard Corridor Plan	AO 2020-74 as amended; 9-15-2020	
	*** *** ***		

(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

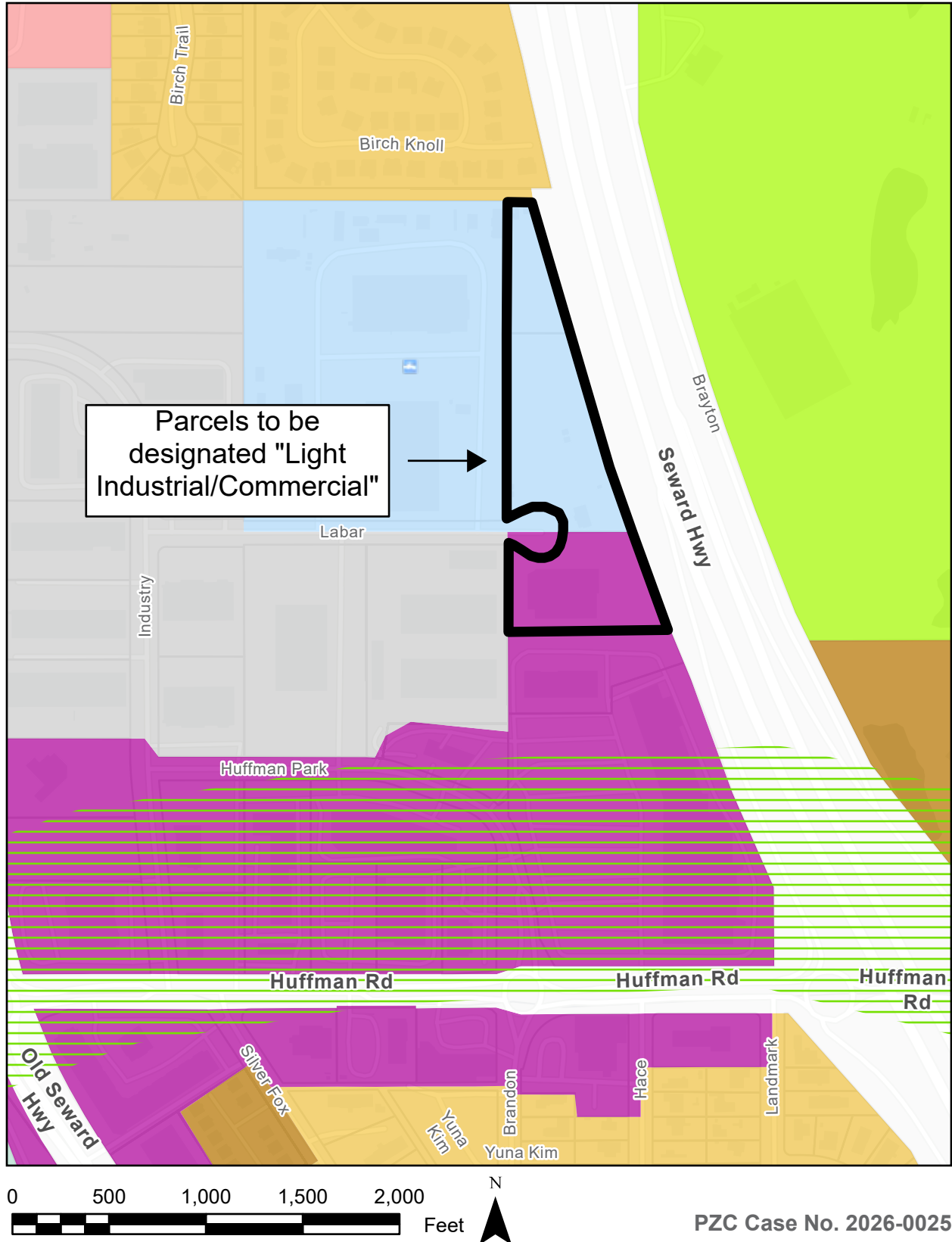
ATTEST:

Municipal Clerk

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

Exhibit A

Land Use Plan Map Amendment



Comments Received

PZC Case No. 2026-0025

**Amending Anchorage 2040 Land Use Plan
Land Use Map Classification**

**from Community Facility or Institution
and Town Center
to Light Industrial/Commercial**

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Monday, January 26, 2026 8:31 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

2025-0138	2026-0025
2026-0019	2026-0043
2026-0020	2026-0032
2026-0033	2026-0037
2026-0042	2026-0040
2026-0024	

Thank you,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910





MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: January 28, 2026

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0025 **Review and Recommendation by Planning & Zoning Commission of an Anchorage 2040 Land Use Plan amendment of three parcels from Community Facility or Institution and Town Center to Light Industrial/Commercial.**

Traffic Engineering has no comments.

Anchorage2040

From: LaFrance, Paul J.
Sent: Wednesday, February 4, 2026 8:35 AM
To: Anchorage2040
Subject: RE: Request for Agency Comment: 2026-0024 & 2026-0025

Private Development has no comments/objections to the rezone of Case No. 2026-0024 or the re-classification of 2026-0025.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 9, 2026

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0024 & 2026-0025: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 9, 2026 Planning and Zoning Commission hearing:

- 2026-0024 - Review and Recommendation by Planning & Zoning Commission of an ordinance amending the Zoning Map to rezone various parcels within the Anchorage Bowl from legacy or repealed zoning districts B-4 (Rural Business), B-4SL (Rural Business with Special Limitations), D-2 (Residential Development), and TR (Transition) to R-1 (Single-Family Residential), R-2M (Two-Family Residential), R-3 (Mixed Residential), B-3 (General Business), and I-1 (Light Industrial) Districts;
 - WMS has no comments on or objections to this ordinance.
- 2026-0025 - Lot 2, Block 1, Lucky Huffman; Tract C-1, Lucky Huffman; Parcel 17, Township 12 North Range 3 West Section 20 NW4SW4NE4SW4;
 - WMS has no comments on or objections to this ordinance.

MEMORANDUM

DATE: February 9, 2026

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: March 9, 2026

Agency Comments due: February 9, 2026



AWWU has reviewed the materials and has the following comments:

2026-0025 Lot 2, Block 1, Lucky Huffman; Tract C-1, Lucky Huffman; Parcel 17, Township 12 North Range 3 West Section 20 NW4SW4NE4SW4 - Review and Recommendation by Planning & Zoning Commission of an Anchorage 2040 Land Use Plan amendment of three parcels from Community Facility or Institution and Town Center to Light Industrial/Commercial.

1. AWWU has no objections to the proposed Land Use Plan amendment.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.



Public Comments: 2026-0025

Commenter	Email	Phone Number	Submitted
Jason Norris			1/18/2026 8:48:06 PM
<p>As our housing crisis deepens and political will to take bold action to solve it appears to be waning, it is disappointing that the administration that touted "10,000 homes in 10 years" is seeking to partially dismantle the Town Centers the Muni never attempted to implement. The refusal of the Muni to talk an active role in broadly implementing its own Comprehensive and Land Use Plans speaks to the futility of planning without action and drives home the point that we need to completely rethink how we accomplish our land use goals in this city. Twenty-five years after the Comp Plan was adopted and nine years after the Land Use Plan was adopted, the Muni proposes to walk away from a Town Center lot because it is disconnected from other Town Center lots. This of course calls into question why it was ever Town Center at all and speaks to how disjointed and dysfunctional the current Comp Plan, LUP, and Title 21 are. This screed is not so much a stance against this action, but that it is necessary in the first place, and to point out the inefficiencies put in place over two decades ago that continue to burden us today.</p>			