



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



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**Date:** March 9, 2026

**To:** Planning and Zoning Commission

**Thru:** *MB* Mélisa 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 No. 2026-0024, Rezoning Approximately 91 Acres of Land in the Anchorage Bowl from B-4, D-2, and TR Districts to R-1, R-2M, R-3, B-3, and I-1 Districts

## **OVERVIEW**

The Municipality of Anchorage, via the Planning Department, is initiating a rezone of properties that are zoned as legacy or defunct zoning districts and are no longer regulated in Title 21. These are being rezoned to current code zoning districts.

Per Section 5., Item C. of AO No. 2012-124(S), the Department reviews development on all D-2, B-4, and T-zoned parcels under the old version of Title 21 as it existed on the date of February 25, 2013. Rezoning these parcels to compatible zoning districts that exist in current code will implement the *Anchorage 2040 Land Use Plan* and simplify the process for any zoning entitlements for the property owners.

This case is presented in conjunction with PZC Case No. 2026-0025, which proposes to change the Anchorage 2040 Land Use Plan Map designations of parcels 01619117000, 01619180000, and 01619188000 on Labar Street all to Light Industrial/Commercial from Community Facility or Institution and Town Center.

This case is also affected by PZC 2025-0138 which proposes to change the 2040 Land Use Map designations of parcels 00729105000 and 00729106000 on Muldoon Road from Neighborhood Center to Main Street Corridor.

<b>Site</b>	<b>Parcel ID(s)</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Proposed Land Use Plan Designation</b>
<b>Sand Lake</b>	01204103000, 01207435000, 01207436000, 01207437000, 01207438000, 01207439000, 01207440000, 01207441000, 01207442000, 01207443000, 01207444000, 01207445000, 01207446000	TR	R-1	Single- & Two-Family Residential
<b>Huffman Road</b>	01619191000, 01619192000, 01802142000	B-4/B-4 SL	B-3	Town Center
<b>Labar Street</b>	01619117000, 01619180000, 01619188000	B-4	I-1	Light Industrial/Commercial
<b>Muldoon Road</b>	00729105000, 00729106000	B-4	B-3	Commercial Corridor
<b>Penland Park</b>	00409198000	D-2/I-1	R-2M	Compact Mixed Residential – Low
<b>The Glen Apartments</b>	00409194000	D-2	R-3	Compact Mixed Residential - Medium

Maps of the subject parcels are on pages 5-8 of this memo and are the Exhibits for the Draft Ordinance.

### **DEPARTMENTAL 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 no comments from the public on this case.

## **PUBLIC OUTREACH**

Planning staff sent a courtesy letter to affected property owners and held an open house at the Z. J. Loussac Library on March 4, 2026.

## **CRITERIA FOR APPROVAL**

This process will follow AMC 21.03.160L., *Rezoning Initiated by the Assembly, the Administration, or the Planning and Zoning Commission, such as Areawide Rezoning, Targeted Area Rezoning, and Overlays.*

### **AMC 21.03.160L.4**

#### **4. Approval Criteria**

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

<b>Criteria</b>	<b>Staff Evaluation</b>
<b>a. It is consistent with the Comprehensive Plan;</b>	This proposal meets this criterion. The rezone would help implement the 2040 Land Use Plan using Strategy 6 "Targeted Area Rezoning."
<b>b. It would not result in an objective risk to health or safety;</b>	This proposal meets this criterion. Rezoning these parcels to the current zoning districts will not create any risks to health and safety.
<b>c. It does not conflict with other municipal, state, or federal codes, regulations, and ordinances.</b>	This proposal meets this criterion. The Municipality of Anchorage has the authority to rezone land in the Municipality.

## **DEPARTMENT RECOMMENDATION**

The Department finds the rezoning requests meets all approval criteria as outlined in AMC 21.03.160L.4. Depending on the outcome of the March 4, 2026 open house, the Planning Department may recommend that the Planning and Zoning Commission continue the public hearing for this item to April 2026.

The Department recommends APPROVAL of the request to rezone 23 parcels from B-4, D-2, and TR to R-1, R-2M, R-3, B-3, and I-1.

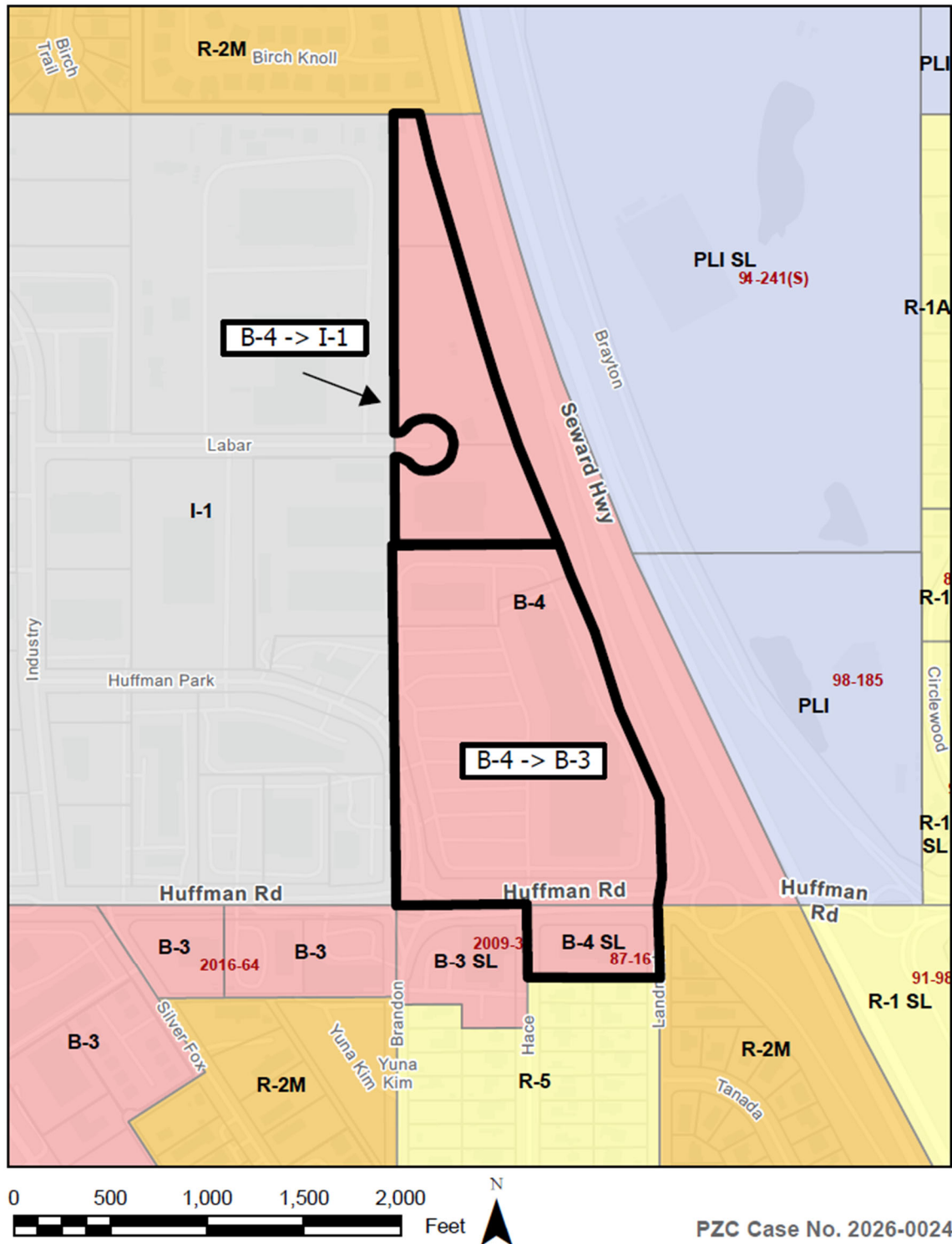
## **POSSIBLE FINDINGS OF FACT FOR THE COMMISSION'S CONSIDERATION**

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. This case meets the approval criteria of AMC 21.03.160L.

Attachments: 1. Draft Ordinance  
2. Comments Received

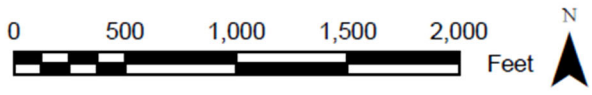
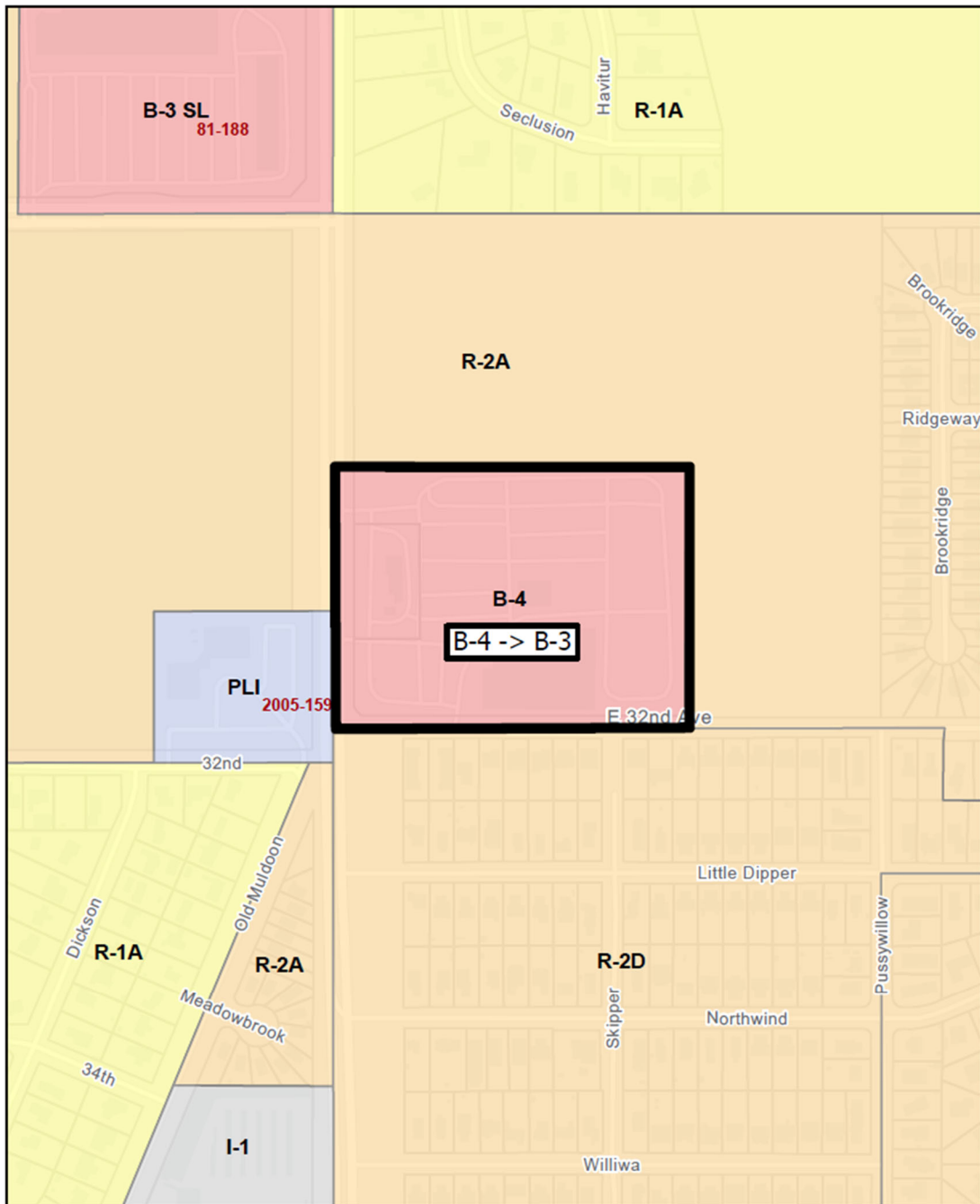
# Exhibit A

## Parcels to Be Rezoned - Huffman



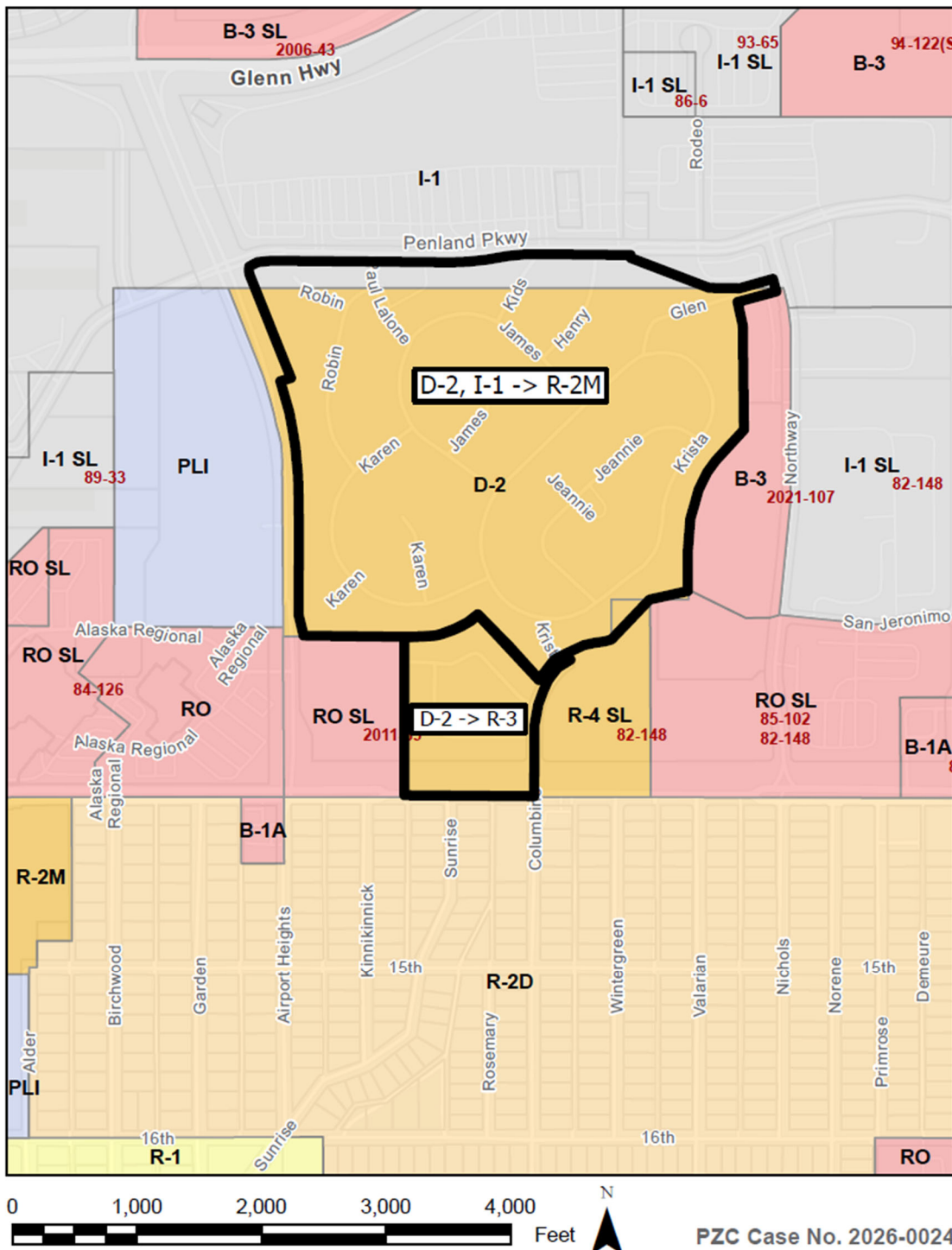
# Exhibit B

## Parcels to Be Rezoned - Muldoon



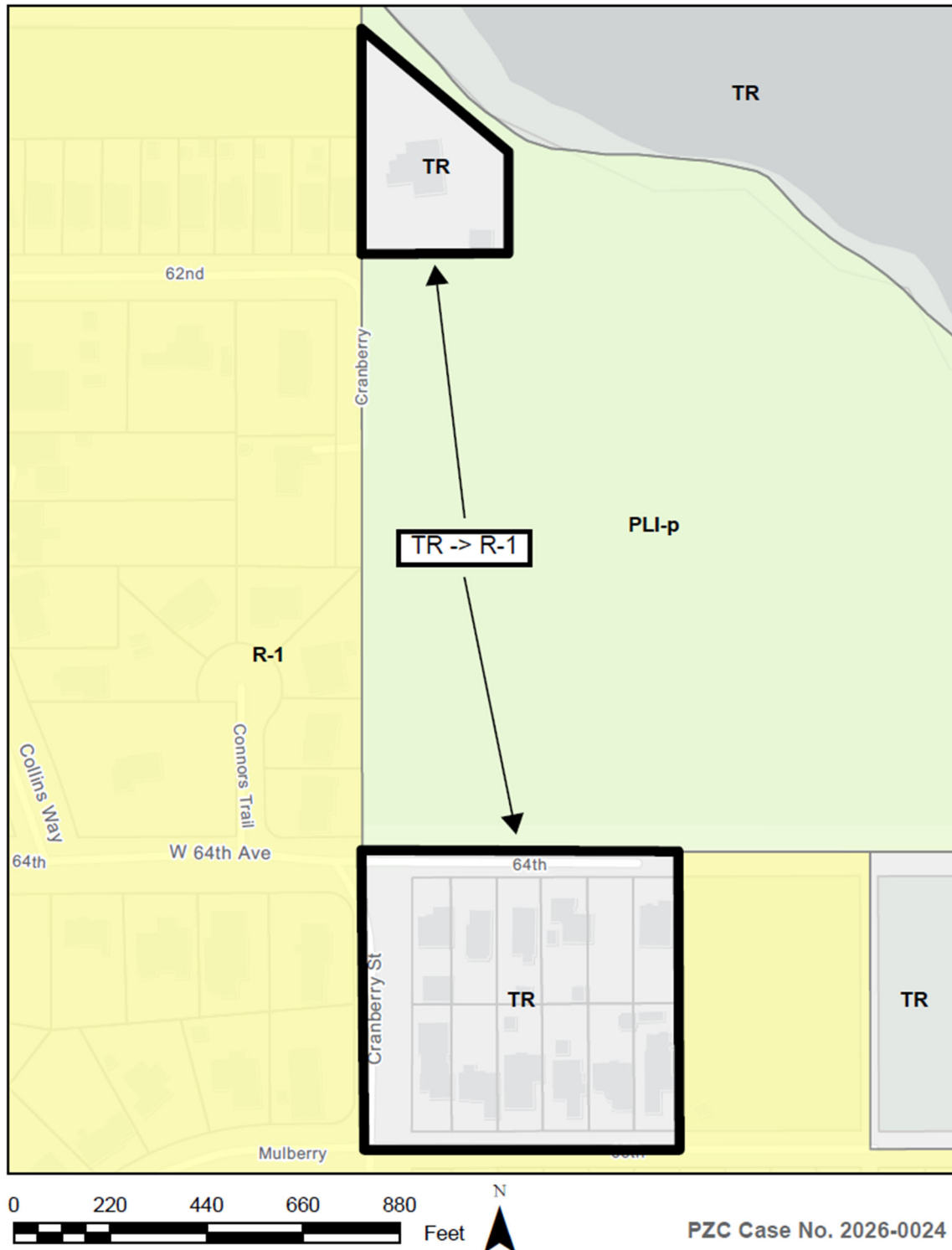
# Exhibit C

## Parcels to Be Rezoned - DeBarr



# Exhibit D

## Parcels to Be Rezoned - Sand Lake



**Proposed Draft Ordinance**

**PZC Case No. 2026-0024**

**Rezone from Legacy or Repealed  
Zoning Districts in the Anchorage Bowl  
B-4, D-2, and TR  
to  
Current (New) Code Districts  
R-1, R-2M, R-3, B-3, and I-1**

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,  
31

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.

**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)

**Comments Received**

**PZC Case No. 2026-0024**

**Rezone from Legacy or Repealed  
Zoning Districts in the Anchorage Bowl  
B-4, D-2, and TR  
to  
Current (New) Code Districts  
R-1, R-2M, R-3, B-3, and I-1**

**Kimmel, Corliss A.**

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**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](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910





# MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



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## 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

**2026-0024**     **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.**

Traffic Engineering has no comments.

## **Anchorage2040**

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**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**



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**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 10, 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:

**2026-0024** Lots 1-12, Block 1, Southwood Park; Lot 1, Catecroft; Township 12 North Range 3 West Section 20 NW4SW4NE4SW4 Parcel 17; Lot 2, Block 1 and Tract C-1, Lucky Huffman; Tracts S1-A and S1-B, Huffman Business Park; Lot 1A, Block 2, Beacon Park; Tracts 1 and 2, Totem; Tracts A1, A2, B1A, and H Penland Park - 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.

1. AWWU has no objections to this Zoning Map 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](mailto:landuse@awwu.biz).

