

MUNICIPALITY OF ANCHORAGE
MEMORANDUM

DATE: February 11, 2021

TO: Planning and Zoning Commission

THRU: Dave Whitfield, Current Planning Manager, Planning Department
Michelle McNulty, AICP, Director, Planning Department
Stephen Rafuse, Parks Superintendent, Parks & Recreation
Department
Joshua Durand, Director, Parks & Recreation Department

FROM: Ryan Yelle, Senior Planner, Planning Department
Karlie Gedig, Senior Planner, Planning Department

SUBJECT: Dedicated Parks Rezone Project

The Planning Department in partnership with the Parks & Recreation Department, is submitting this request to rezone 18 dedicated parks within the Anchorage Bowl to the appropriate Parks and Recreation (PR) District. This request is being brought forward to fulfill action item #8-4 of the Anchorage 2040 Land Use Plan. This rezone request will provide uniform zoning protections for all dedicated municipal parks within the Anchorage Bowl. This is the first phase of this effort. Future rezone requests for the remainder of dedicated parks within Anchorage will follow. Action item #8-4 reads as follows:

“Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI.”

The PR district is a new zoning district established through the re-write of Title 21. The objective of the PR district is to protect and mitigate the land use impacts to the Municipality’s dedicated park lands. This rezone request only encompasses dedicated parks due to the purpose of the PR district and its intent that it only applies to municipal land dedicated as such by the Assembly. The purpose of the PR district as stated in Title 21 is:

“The PR district is intended to include municipal lands dedicated by the assembly as parks in accordance with AMC 25.10.080.”

There are currently numerous dedicated parks throughout the Municipality that are located within a variety of zoning districts which may include residential, commercial, or industrial designations. These designations do not

*A rezone of T-zoned lands to PLI will require a separate analysis and will be conducted at a future date.

provide adequate land use protections for dedicated parks. This conflict between the underlying zoning and the park's dedication may result in the establishment of uses within these parcels which were not intended. The uses allowed within the PR district are much more limited to prevent incompatible uses from being established. Additionally, there are unique dimensional (i.e. setbacks, lot coverage, building height, etc.) and landscaping requirements (i.e. site perimeter, parking lot perimeter, buffer landscaping, etc.) for the PR district. These land use regulations will not only benefit dedicated parks but may also benefit adjacent property owners.

The parks and greenbelts within Anchorage support the growth and livability of neighborhoods and economic centers. They also provide Anchorage with a competitive advantage for attracting and retaining both residents and businesses. Providing uniform land use and zoning protections for all dedicated parks will further contribute to the longevity of our park system.

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department and the
Parks and Recreation Department
For reading: (always blank)

ANCHORAGE, ALASKA
AO No. 2021-_____

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
2 REZONING OF DEDICATED MUNICIPAL PARKS FROM R-1 (SINGLE-FAMILY
3 RESIDENTIAL), R-2A (TWO-FAMILY LARGER LOT), R-2M (MIXED
4 RESIDENTIAL), R-3 (MIXED RESIDENTIAL), PLI (PUBLIC LANDS &
5 INSTITUTIONS), PLI-p (PUBLIC LANDS & INSTITUTIONS-PARKS), RO
6 (RESIDENTIAL OFFICE), B-3 (GENERAL BUSINESS) AND I-1 (LIGHT
7 INDUSTRIAL) RESPECTIVELY, TO PR (PARKS & RECREATION) IN
8 ANCHORAGE.

9
10 (All Community Councils)
11 (Planning and Zoning Commission Case 2021-0052)
12

13 THE ANCHORAGE ASSEMBLY ORDAINS:
14

15 **Section 1.** The zoning map shall be amended by designating the following
16 described property dedicated as "Bancroft Park" as PR (Parks & Recreation
17 District):
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19 Park, Bancroft Subdivision Addition No.1; Lots 10, 11, 12, and 13, Block 4,
20 Bancroft Subdivision; Lot 9, Block 6, Wickersham Park Addition No. 5
21 Subdivision; Portion of SE ¼, NW ¼, Section 32, T13N, R3W; and Portion of
22 NW ¼, Section 32, T13N, R3W, S.M., Alaska, as shown on "Exhibit A"
23 attached.
24

25 **Section 2.** The zoning map shall be amended by designating the following
26 described property dedicated as "Campbell Park" as PR (Parks & Recreation
27 District):
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29 Tract B-1, Borough Public Works Tudor Road Tract Subdivision; SW ¼, NE
30 ¼, Section 33, T13N, R3W; E ½, SE ¼, NW ¼, Section 33, T13N, R3W; SE
31 ¼ and NE ¼, SW ¼, Section 33, T13N, R3W, S.M., Alaska, as shown on
32 "Exhibit A" attached.
33

34 **Section 3.** The zoning map shall be amended by designating the following
35 described property dedicated as "Portions of Campbell Creek Greenbelt (a.k.a
36 Foxtree Park and Ware Park)" as PR (Parks & Recreation District):
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38 Tracts C-1, I-3, I-1, L-1, and M, Campbell Creek Commercial Park
39 Subdivision; Portion of SE ¼, NW ¼, Section 32, T13N, R3W; Tracts 1A, and
40 A, Highway Park Subdivision, Addition No.1; Lot 38, 39, 40, Campbell Creek
41 Greenbelt Subdivision, Addition No.3; Lot 43, Campbell Creek Greenbelt
42 Subdivision, Addition No.4; Lot A, Block 3, Campbell Creek Subdivision;

1 Tract B, Southtown Industrial Park Subdivision; S.M., Alaska, as shown on
2 "Exhibit A" attached.

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4 **Section 4.** The zoning map shall be amended by designating the following
5 described property dedicated as "Lynnwood Park" as PR (Parks & Recreation
6 District):

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8 Parcel 7A, W ½, W ½, NE ¼, Section 6, T12N, R3W; Lots 1, 2, 2A, 3, 13, 14,
9 15, and 16, Block 1, Aurora Subdivision Number 2; W ½ Lot 4, and Lot 5,
10 Block 7, Aurora Subdivision; Portion of Lot 13, and Lots 15, 16, 17A, 18A,
11 19, 20, 21, 24A, 25A, 26, 27, 28, and 29, Block 10, Aurora Subdivision; Lot
12 6, Portion of Lot 7, Portion of Lot 8, Portion of Lot 9, and Tract 5B, Block 5,
13 Hollowbrook Subdivision Addition No.1; Portion of SW ¼, NE ¼, Section 6,
14 T12N, R3W; Portion of NW ¼, SE ¼, Section 6, T12N, R3W; and Tract 31,
15 Campbell Green Subdivision; S.M., Alaska, as shown on "Exhibit A"
16 attached.

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18 **Section 5.** The zoning map shall be amended by designating the following
19 described property dedicated as "Meadow Street Park" as PR (Parks & Recreation
20 District):

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22 Lots 1A and 2A, Block 1, Eastwood Park Subdivision; Lots 1, 2, 3, and 4A,
23 Block 2, Eastwood Park Subdivision; S.M., Alaska, as shown on "Exhibit A"
24 attached.

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26 **Section 6.** The zoning map shall be amended by designating the following
27 described property dedicated as "Nadine Park" as PR (Parks & Recreation District):

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29 Lot 21B, Section 9, T12N, R3W; Lot 21A Less North 196.73ft, Section 9,
30 T12N, R3W; and Lot 21A North 196.73ft, Section 9, T12N, R3W, S.M.,
31 Alaska, as shown on "Exhibit A" attached.

32
33 **Section 7.** The zoning map shall be amended by designating the following
34 described property dedicated as "Papago Park" as PR (Parks & Recreation District):

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36 Lot 4, Block C, Pierce Subdivision, S.M., Alaska, as shown on "Exhibit A"
37 attached.

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39 **Section 8.** The zoning map shall be amended by designating the following
40 described property dedicated as "Rovenna Park" as PR (Parks & Recreation
41 District):

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43 Portion of NW ¼, NE ¼, SE ¼ and Portion of S ½, SE ¼, NE ¼, Section 12,
44 T12N, R4W; Parcel 4, Section 12, T12N, R4W; South Portion of Lot 85,
45 Section 12, T12N, R4W; Lot 83, Campbell Creek Greenbelt Subdivision,
46 Addition No. 13; Parcel 85, SW ¼, NW ¼, SE ¼, Section 12, T12N, R4W;
47 Tract B, Rovenna Park Subdivision Addition No. 1; Lot 82B, Campbell Creek
48 Greenbelt Subdivision, Addition No. 12; S.M., Alaska, as shown on "Exhibit
49 A" attached.

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51 **Section 9.** The zoning map shall be amended by designating the following

1 described property dedicated as "South Anchorage Park" as PR (Parks &
2 Recreation District):

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4 Tract A, Seventy Acre Subdivision, S.M., Alaska, as shown on "Exhibit A"
5 attached.
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7 **Section 10.** The zoning map shall be amended by designating the following
8 described property dedicated as "Spruce Park" as PR (Parks & Recreation District):
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10 Lots 71 and 72, Section 9, T12N, R3W, S.M., Alaska, as shown on "Exhibit
11 A" attached.
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13 **Section 11.** The zoning map shall be amended by designating the following
14 described property dedicated as "Stanley Park" as PR (Parks & Recreation District):
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16 Tract 4B, Block 3, Rapp'e Park Subdivision, S.M., Alaska, as shown on
17 "Exhibit A" attached.
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19 **Section 12.** The zoning map shall be amended by designating the following
20 described property dedicated as "Taku Lake Park" as PR (Parks & Recreation
21 District):
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23 Portion of Tract D, Campbell Glen Subdivision Unit No. 2; Portion of Tract E
24 Described as Parcel 3 by metes and bounds in Warranty Deed filed under
25 Book 43, Page 41; Lots 76 and 76A, Campbell Creek Greenbelt Subdivision
26 Addition No. 8; S.M., Alaska, as shown on "Exhibit A" attached.
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28 **Section 13.** The zoning map shall be amended by designating the following
29 described property dedicated as "Taku School Park" as PR (Parks & Recreation
30 District):
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32 Tract 1, Taku Park Subdivision, S.M., Alaska, as shown on "Exhibit A"
33 attached.
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35 **Section 14.** The zoning map shall be amended by designating the following
36 described property dedicated as "Waldron Park" as PR (Parks & Recreation
37 District):
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39 Tract A-1, Waldron Subdivision, S.M., Alaska, as shown on "Exhibit A"
40 attached.
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42 **Section 15.** The zoning map shall be amended by designating the following
43 described property dedicated as "Whisper Faith Kovach Park" as PR (Parks &
44 Recreation District):
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46 Tract A, Seventh Subdivision, S.M., Alaska, as shown on "Exhibit A"
47 attached.
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49 **Section 16.** The zoning map shall be amended by designating the following
50 described property dedicated as "Wickersham Park" as PR (Parks & Recreation
51 District):

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Park, Block 8, Wickersham Park Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 17. The zoning map shall be amended by designating the following described property dedicated as "Winchester Park" as PR (Parks & Recreation District):

Lot 59, Section 9, T12N, R3W, S.M., Alaska, as shown on "Exhibit A" attached.

Section 18. The zoning map shall be amended by designating the following described property dedicated as "Wolverine Park" as PR (Parks & Recreation District):

Lots 1B, 2, 3A, 3B, 5, 6, 7 (Less West 120ft and South 100ft), and 7 (West 120ft and South 100ft), Block 7, Papago Park Subdivision, S.M., Alaska, as shown on "Exhibit A" attached.

Section 19. The Director of the Planning Department shall change the zoning map accordingly.

Section 20. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2021.

Chair of the Assembly

ATTEST:

Municipal Clerk

(009-202-26, 009-202-27, 009-202-28, 009-202-29, 009-202-30, 009-202-31, 009-192-54, 009-202-43, 008-061-02, 008-061-03, 008-072-11, 008-081-12, 013-011-01, 013-011-09, 013-011-10, 013-011-11, 013-011-12, 013-011-15, 013-011-16, 013-011-17, 013-011-18, 013-011-52, 013-011-53, 013-012-06, 013-012-07, 013-012-08, 013-012-09, 013-012-14, 013-012-15, 013-012-16, 013-012-17, 013-012-18, 013-012-19, 013-012-20, 013-012-35, 013-012-38, 013-012-39, 013-021-02, 013-044-54, 013-044-55, 013-044-56, 013-044-57, 013-044-75, 013-131-02, 013-131-03, 014-045-43, 014-045-44, 014-045-45, 014-045-48, 014-045-49, 014-045-51, 014-171-10, 014-171-11, 014-171-12, 012-172-01, 012-211-03, 012-302-01, 012-302-07, 012-302-32, 012-302-35, 012-302-36, 012-302-39, 012-611-02, 012-201-48, 012-182-15, 013-061-02, 013-071-42, 013-071-43, 013-131-24, 009-181-14, 009-192-13, 014-231-06, 012-171-26, 012-171-27, 012-171-28, 012-171-29, 012-171-31, 012-171-32, 012-171-33, 012-171-48, 014-182-03, 014-241-11,

1 | 014-241-12, 009-201-02, 009-202-01, 009-242-60, 009-242-66, 009-242-72, 009-
2 | 242-73, 009-242-74, 009-251-17, 009-252-11,
3 | 009-252-12, 009-252-13, 009-252-14, 009-291-08, 009-291-20)

Exhibit A

