



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



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**Date:** October 17, 2025

**To:** Reviewing Agencies

**Subject:** A request to rezone approximately 8,860 acres of land owned by MOA from R-1, R-2A, R-2ASL, R-2D, R-2M, R-2MSL, R-3, R-3SL, R-4, R-5, R-6, R-7, R-8, R-9, R-10SL, B-2A, B-2C, B3, B-3SL, I-1, I-2, PCD, PLI, PLI-P and PLISL to Parks and Recreation District (PR) zoning

The Planning Department is seeking comments on the attached draft ordinance to rezone approximately 8,860 acres of public land used for parks across the Anchorage Bowl to Parks and Recreation District (PR) zoning.

The 2040 Land Use Plan designates these areas as parks and open space. Action 8-4 of the 2040 Land Use Plan states: "Conduct housekeeping rezoning of dedicated parks to PR district, and some T-zoned lands to PLI." Staff welcomes any comments on this ordinance and, depending on the volume of feedback received, may provide an amended draft for review by the Planning and Zoning Commission.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, December 8, 2025, 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:

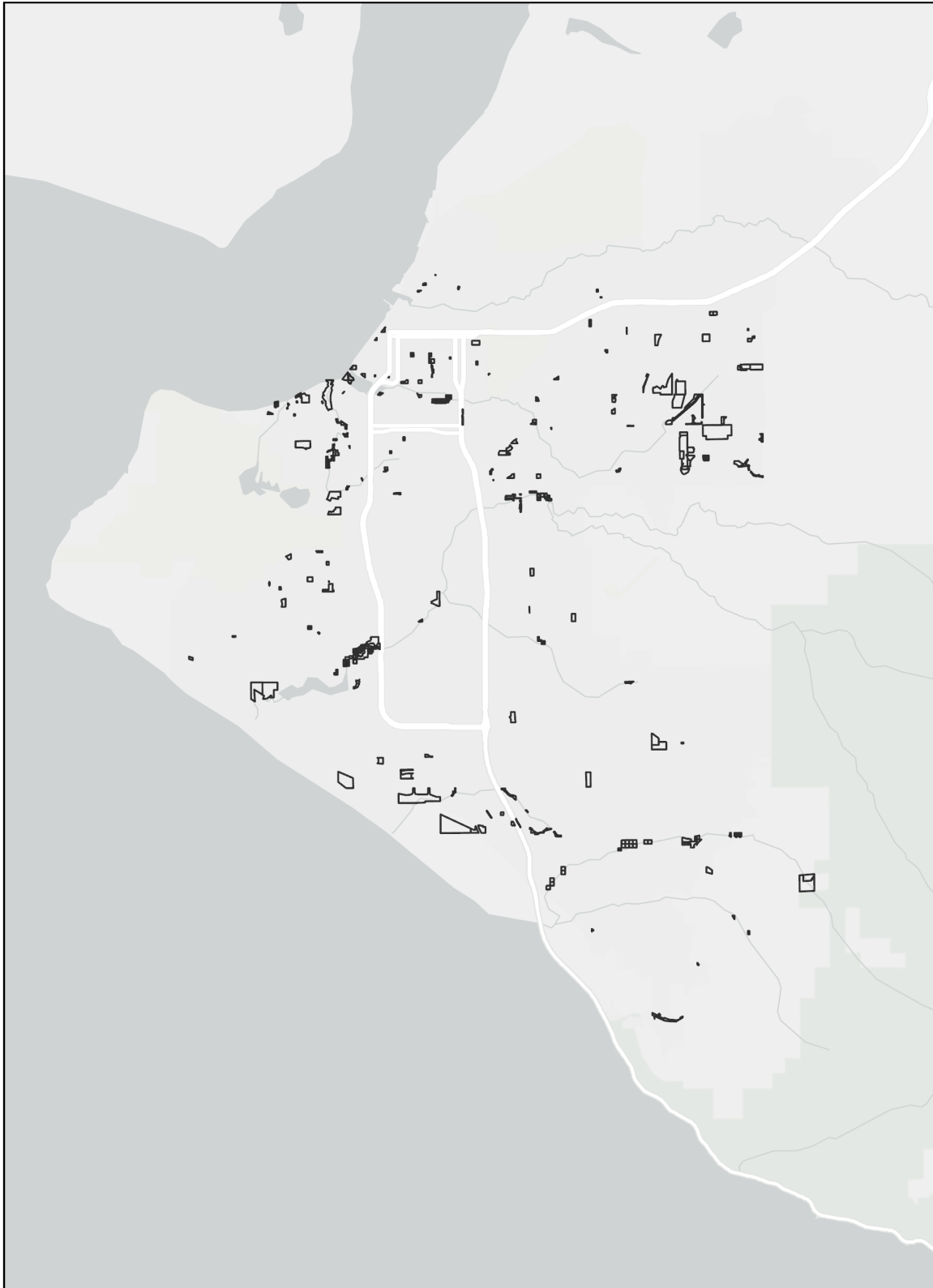
<b>by CityView:</b>	<a href="http://munimaps.muni.org/planning/allcomments.cfm">http://munimaps.muni.org/planning/allcomments.cfm</a> (insert case number 2025-0131)
<b>by email:</b>	<a href="mailto:Anchorage2040@muni.org">Anchorage2040@muni.org</a>
<b>by fax:</b>	(907) 343-7927
<b>by mail:</b>	Current 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: Map of proposed rezoning area

## Exhibit A

### Proposed Parcels to be Rezoned



Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA**  
**AO No. 2025-\_\_**

**AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONE FOR 12 PARCELS OF CONTAINING APPROXIMATELY 8,860.4 ACRES FROM R-1, R-2A, R-2ASL, R-2D, R-2M, R-2MSL, R-3, R-3SL, R-4, R-5, R-6, R-7, R-8, R-9, R-10SL, B-2A, B-2C, B3, B-3SL, I-1, I-2, PCD, PLI, PLI-P AND PLISL TO THE PR PARKS AND RECREATION DISTRICT FOR THE PARCELS DRAWN IN THE MAP DEPICTED IN EXHIBIT A.**

(Planning and Zoning Commission Case No. 2025-0131)

**WHEREAS**, AO 2025-40(S) provided the Municipality with more tools for initiating and facilitating rezones; and

**WHEREAS**, AMC 21.04.060, the PR district is intended to include municipal lands dedicated by the Assembly as parks in accordance with AMC 25.10.080; and

**WHEREAS**, Action 8-4 of the Anchorage 2040 Land Use Plan states "Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI"; and

**WHEREAS**, the Planning Department has prepared this ordinance to incorporate those changes and bring them through the standard Planning and Zoning Commission process; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating the properties drawn in Exhibit A as PR:

**Section 2.** The Director of the Planning Department shall change the zoning map accordingly.

**Section 3.** 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. 2025-0131)