

Federation of Community Councils

January 21, 2026





Planning Department
MUNICIPALITY OF ANCHORAGE

Proposal

- PZC 2025-0146 – Change the Anchorage 2040 Land Use Map designation of 75 MOA-owned parcels to Park or Natural Area, and an additional 3 privately owned parcels from Park or Natural Area to residential uses
- PZC 2025-0131 – Change the zoning designation of 742 parcels used as parks to PR Parks & Recreation Zoning District
- Exclusive to Anchorage Bowl, no changes to Chugiak/Eagle River or Girdwood
- Planning & Zoning Commission recommended **approval** on December 8, 2025

Background

2020
Plan

  • Parks, Trails, and Recreation: A sustainable and accessible system of recreational facilities, parks, trails, and open spaces that meets year-round neighborhood and community-wide needs.

2020
Plan

86 Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails.

2040
LUP

#	Action
8-4	Conduct housekeeping rezone of dedicated parks to PR district, and some T-zoned lands to PLI.

2040
LUP

Goal 8 Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use centers.
Actions 5-3, 6-8, and 10-4 are also integral to this Goal.

Background (Continued)

F. PR: Parks and Recreation District

1. Purpose

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

2. District-Specific Standards

Recreational areas developed for spectator sports, such as soccer and softball fields, shall have L2 buffer landscaping between such areas and abutting residential uses.

Background (Continued)



Municipality of Anchorage
Planning Department
Memorandum



Date: October 4, 2023
To: Craig Lyon, Director
From: Ryan Yelle, Long-Range Planning Manager
Subject: Update on Anchorage 2040 Land Use Plan Progress

This memo and attached spreadsheet provide an assessment of the progress that has been made to date to implement the goals of *Anchorage 2020* and the *Anchorage 2040 Land Use Plan*. Policy 91 of *Anchorage 2020* requires the Planning Department to "Monitor progress toward *Anchorage 2020* implementation and adjust priorities as warranted." The *Anchorage 2040 Land Use Plan* (LUP), the land use supplement to *Anchorage 2020* identified numerous action items necessary to accomplish the goals of the LUP to meet the land use needs of the Municipality through year 2040. Of the 94 action items identified in the *Anchorage 2040 Land Use Plan*, 57 (= 61%) have been completed, partially completed, or are on-going efforts. The remaining 37 items (= 39%) are either incomplete or outside of the Planning Department's scope. Many of the items deemed incomplete have had some related progress, but they remain incomplete because additional funding and/or resources may be necessary to fully achieve them.

8-4

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

Partial. Phase 1 (Central) of the Parks Rezone Project was completed in June 2021 via AO 2021-45. Further work on this has been put on hold due to limited staff capacity.

Background (Continued)

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Depts. of Planning and Law
For reading: March 18, 2025

ANCHORAGE, ALASKA AO No. 2025-40

1 AN ORDINANCE AMENDING AMC CHAPTER 21.03 TO CREATE TWO NEW
2 REZONING (ZONING MAP AMENDMENT) PROCESSES, INCLUDING A
3 REZONE PROCESS INITIATED BY THE MUNICIPALITY AND AN
4 ABBREVIATED REZONE PROCESS FOR REZONES THAT DO NOT REQUIRE
5 A CHANGE TO THE COMPREHENSIVE PLAN.

6
7 WHEREAS, the Comprehensive Plan provides policy direction for future land use
8 decisions, such as rezonings, changes to development regulations, public facility
9 site selections, and infrastructure investments; the Comprehensive Plan includes
10 several Assembly-approved plans such as the 2020 Comprehensive Plan, the
11 Anchorage 2040 Land Use Plan, the 2040 Land Use Plan Map, the Anchorage
12 Official Zoning Map, as well as neighborhood and district plans; and

13
14 WHEREAS, the Comprehensive Plan calls for a "forward looking approach" to
15 community growth and redevelopment; and

16
17 WHEREAS, the Anchorage 2040 Land Use Plan Map is the official land use plan
18 map of the Anchorage Bowl, which provides a guide for future land use; and

19
20 WHEREAS, zoning protects public health, safety, and welfare, as described in AMC
21 21.01.030; and

22
23 WHEREAS, to ensure predictability and protect property rights, the Anchorage
24 Municipal Charter requires that the Anchorage Official Zoning Map is consistent with
25 the Comprehensive Plan, including the Anchorage 2040 Land Use Plan Map; and

26
27 WHEREAS, the Anchorage 2040 Land Use Plan, Goal 1, emphasizes growth and
28 livability, aiming for an Anchorage that achieves residential and commercial
29 prosperity, community resilience, and quality of life; and

30
31 WHEREAS, current municipal code places the financial and time burden of
32 implementing the future land use goals of the Anchorage 2040 Land Use Plan Map
33 primarily on individual property owners who elect to go through the rezoning process
34 to change the zoning designation on their properties; and

35
36 WHEREAS, current municipal code does not provide a clear path for Municipality-
37 led rezones, although the Comprehensive Plan calls for the Municipality to initiate
38 larger-scale rezones; and

39
40 WHEREAS, similarly, the Anchorage 2040 Land Use Plan Actions 8-4, 9-1, 9-2, and
41 9-3 call for targeted area rezones, overlays, and area-wide rezones, but the current
42 municipal code does not currently describe a clear process for the Municipality to
43 implement these actions; and

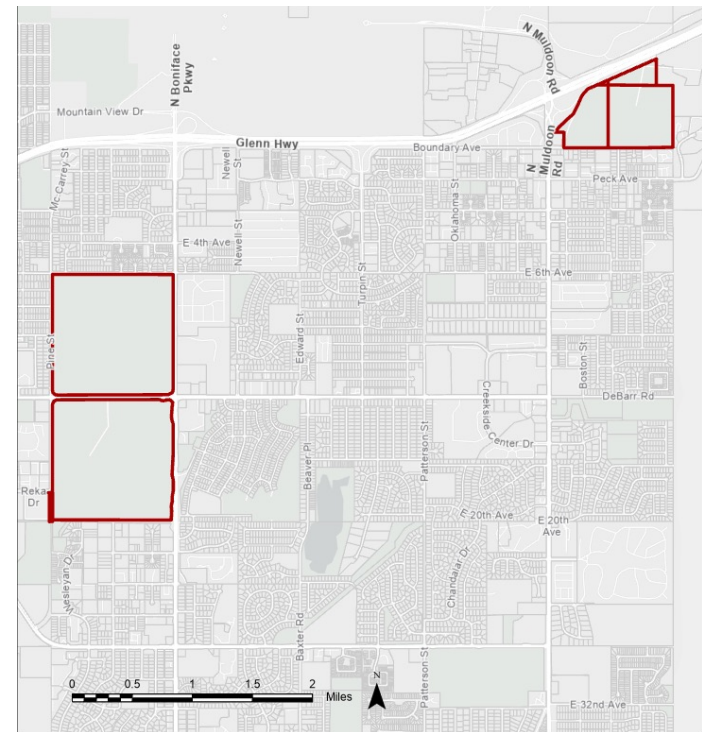
L. Rezonings initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezonings, targeted area rezonings, and overlays.

1. Purpose and scope. Rezonings initiated by the municipality are a change to the official zoning map that are not property-specific and are at a scale at which it is infeasible for a person or non-governmental entity to complete the rezone as an applicant. The new zoning designations or zoning district boundaries must be consistent with the Comprehensive Plan and shall be updated on the official zoning map.

Parks Removed From Rezone After PZC

- Russian Jack Springs Park & Centennial Park Current Zoning – PLI-p

Use	PR	PLI/PLI-p
Camper Park	Not Permitted	Conditional Use
Commercial Horticulture	Not Permitted	Conditional Use



Project Maps

- [PZC 2025-0146](#)
- [PZC 2025-0131](#)

Get in Touch

Luke Bertram, Senior Planner
Planning Department
Long-Range Planning Division

Email: lucas.bertram@anchorageak.gov

Direct: (907) 343-7990

Planning Department: (907) 343-7900

Office Address: 4700 Elmore Rd
Anchorage, AK 99507