

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: April 14, 2026

ANCHORAGE, ALASKA
AO No. 2026-47

AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN, LAND USE PLAN MAP, TO CHANGE THE CLASSIFICATION OF APPROXIMATELY 282.3 ACRES OF LAND FROM LARGE-LOT RESIDENTIAL, SINGLE-FAMILY AND TWO-FAMILY, COMPACT MIXED RESIDENTIAL-LOW, COMPACT MIXED RESIDENTIAL-MEDIUM, AND URBAN RESIDENTIAL-HIGH TO COMPACT MIXED RESIDENTIAL-LOW, URBAN RESIDENTIAL-HIGH, AND PARK OR NATURAL AREA FOR THE PARCELS IN THE ANCHORAGE BOWL, AS DEPICTED IN EXHIBIT A.

(Planning and Zoning Commission Case No. 2025-0146)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the *Anchorage 2040 Land Use Plan*, Land Use Plan Map, is hereby amended to change the classification of seventy-nine (79) lots, as shown in Exhibit A, from Large-Lot Residential, Single-Family and Two-Two Family, Compact Mixed Residential–Low, Compact Mixed Residential–Medium, and Urban Residential–High to Compact Mixed Residential–Low, Urban Residential–High and Park or Natural Area.

Section 2. Anchorage Municipal Code section 21.01.080, Comprehensive Plan, is amended as follows *(the remainder of the subsection is not affected and therefore not set out)*:

21.01.080 COMPREHENSIVE PLAN
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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	
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(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 9th day of June, 2026.

ATTEST:

Chair

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0146)