

Planning and Zoning Commission

October 2, 2023

Case #: **2023-0097**

Case Title: Request to Rezone three (3) lots from R-5 (Low-Density Residential) District to B-3 (General Business) District.

Agenda Item #: **G.2** Supplementary Packet #: **1**

X Comments submitted after the packet was finalized

Additional information

Other:

Sent by email: yes ~~X~~ no

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



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ANCHORAGE, AK, 99507-3822

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NOTICE OF PUBLIC HEARING: Monday, October 2, 2023

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2023-0097 995073822 0035
PETITIONER: Spinell Homes
REQUEST: Request to Rezone three (3) parcels of land from R-5 (Low-Density Residential) District to B-3 (General Business) District.
TOTAL AREA: 0.64 acres
SITE ADDRESS: Vacant Land and 9111 & 9131 Elim Street, Anchorage, Alaska 99507
LOCATION: Generally located east of Elim Street, south of East 88th Avenue, west of Golovin Street and north of Abbott Road
CURRENT ZONE: R-5 (Low-Density Residential) District
COM COUNCIL(S): Abbott Loop
LEGAL DESCR: Lots 16, 17 & 18, Moorehand Subdivision Addition No. 3 (Plat 70-203)

New Public Hearing Process: The Planning and Zoning Commission will hold a public hearing on the matter stated above no earlier than 6:30 pm on October 2, 2023 at Z.J. Loussac Library, Assembly Chambers, 3600 Denali Street. To provide testimony via phone, email PlanningPhoneTestimony@anchorageak.gov by 2:00 p.m. the day of the meeting with your name, phone number, and requested agenda item(s). The subject line should read "Phone Testimony". The Secretary will phone you during the public hearing at the number you provide. Individuals will have 3 minutes to testify, and representatives of groups will have 5 minutes..

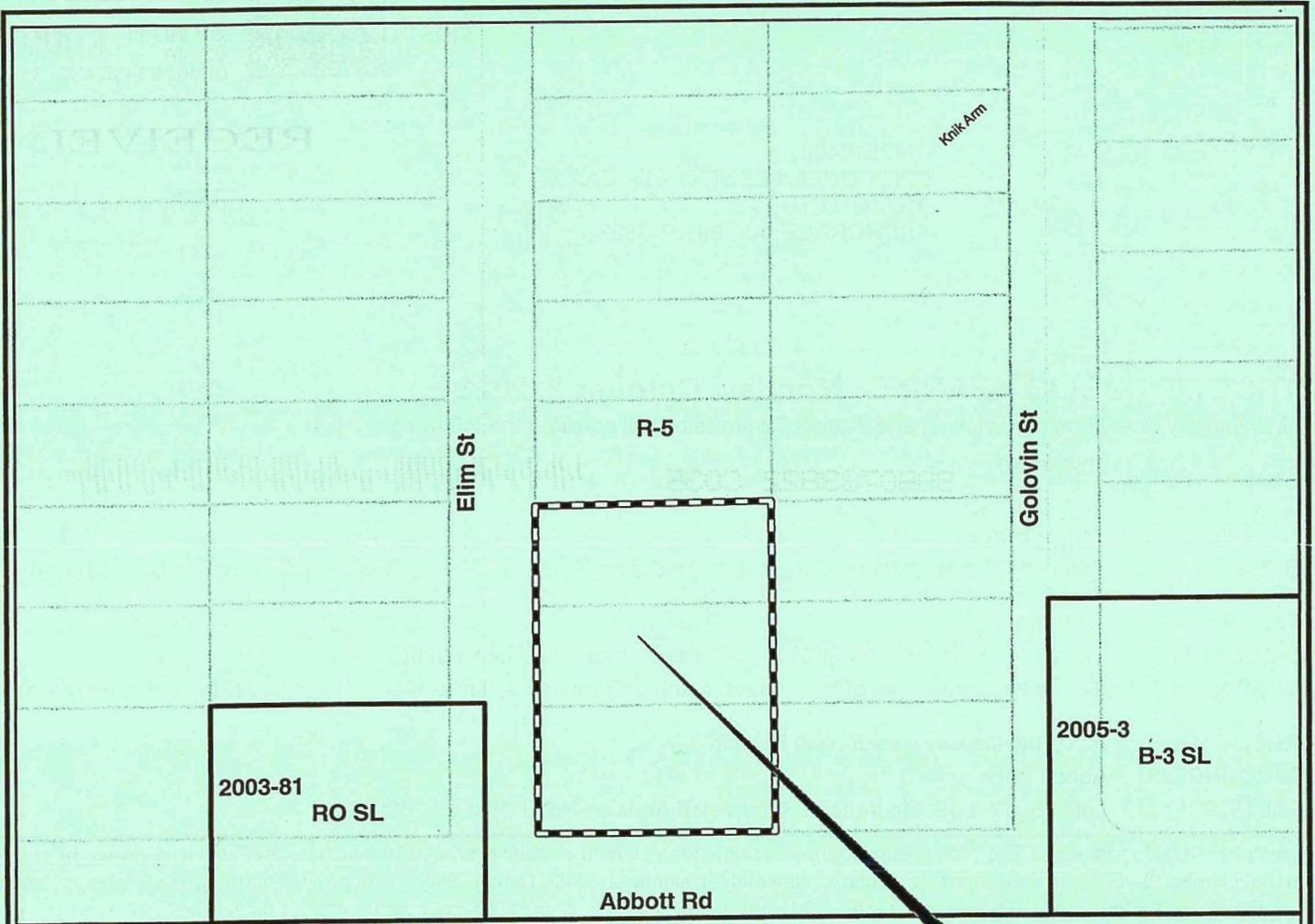
PLEASE DO NOT EMAIL CASE COMMENTS TO THIS EMAIL ADDRESS.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7931; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT www.muni.org/watchnow.

FOR AUXILLARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE, PLEASE CONTACT THE MEETING SECRETARY TO REQUEST REASONABLE ACCOMMODATIONS AT 343-7576; FAX 343-7927

*Questions: why ARE we turning residential land into B-3 zoning?
For years, now, I have been hearing about the housing crisis
in Anchorage; Insefficient number of homes and very few residential
building lots left. So, why change residential lots to business lots?
Having lived in this neighborhood for 50 years, I can tell
you: it is not pleasant living in a mixed zone neighborhood.
My four block long street has three zones plus some
property with grandfathered rights. We have lots of noise,
heavy traffic, including heavy delivery trucks, obnoxious
continued cover*



Petition Site

Continued:

smells, trash blowing into the yard, including used food service and medical gloves. There are wine commercial dumpsters on my street with diff seat pickup times, starting at 4am.

I think ⁸⁰⁻²⁶ a better plan, than continuing to piece-meal zoning, is to decide what zone this little N block area is going to be and then change it all at once. Give private homeowners the courtesy of retaining residential tax rates.

Jean Lountzen

