

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-014**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP DESIGNATION OF THREE LOTS CONTAINING 0.64 ACRES FROM "COMPACT MIXED RESIDENTIAL - MEDIUM", "RESIDENTIAL MIXED-USE DEVELOPMENT", AND "TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR" TO "TOWN CENTER" FOR MOOREHAND SUBDIVISION #2, LOTS 16-18; GENERALLY LOCATED EAST OF ELIM STREET, SOUTH OF EAST 88TH AVENUE, WEST OF GOLOVIN STREET, AND NORTH OF ABBOTT ROAD, IN ANCHORAGE.

(Abbott Loop Community Council) (Case 2023-0096)

WHEREAS, requests have been received from Andre Spinelli (Spinell Homes, Inc.), owner, to amend the *Anchorage 2040 Land Use Plan* to change the land use map designation of three lots containing 0.64 acres from "Compact Mixed Residential - Medium", "Residential Mixed-Use Development", and "Transit-Supportive Development Corridor" to "Town Center" for Moorehand Subdivision #2, Lots 16-18; generally located east of Elim Street, south of East 88th Avenue, west of Golovin Street, and north of Abbott Road, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on October 2, 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

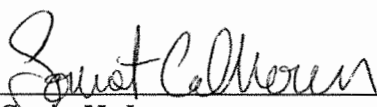
A. The Commission makes the following findings of fact:

1. No State or Municipal reviewing agencies oppose the comprehensive plan amendment request. Two adjacent lots were previously rezoned from the R-5 district to commercial zoning, and that shows what the community prefers.
2. Two of the three written comments received from the public were in support of the request. Also, two members of the public testified in support of the petitioner's request in-person. The Abbott Loop Community Council submitted a resolution with a vote of 25 to 3 in support of the comprehensive plan amendment and rezone. The present zoning has not met community needs.
3. This is a tough neighborhood. It is surrounded to the north on 88th Avenue with I-2 zoning, some grandfathered lots, and businesses mixed in with houses. The new houses do not match the flavor of the old mobile homes.

4. One commissioner stated that she is not convinced that the approval criterion regarding “a change in projections or assumptions” has been met. She said that there is an incredible housing shortage and there is a need to find more solutions to increase housing development. However, she is not convinced by staff’s holding the line against any rezones from residential to B-3 by saying that even one rezone of one residential lot to B-3 is dangerous.
 5. A dissenting commissioner stated that approval criteria “a” is not met because the current land use designation is not an error. Furthermore, he is not convinced that there has been a change in projections or assumptions on which the comprehensive plan is based. The *Anchorage 2040 Land Use Plan* was adopted in 2017, and a lot of work and effort went into the Plan. He is hesitant to throw that out, particularly given the strong emphasis on maintaining housing options. He did not find particularly compelling the notion that B-3 zoning permits residential uses. That is true as a matter of code, but a lot of the discussion contemplated, and part of the justification offered, was that this is a commercial corridor and commercial uses are intended for this site. It does not make sense to rely on that to justify this change in land use designation, while at the same time pointing to the ability to have residential uses in the B-3 district. It seems that Anchorage’s population is not growing as contemplated in the plan, but prices are still high for housing, both to purchase and to rent. Without more information, the petitioner’s justification is not enough for him to move away from the community effort that went into the *Anchorage 2040 Plan*.
- B. The Commission recommends approval of an amendment to the *Anchorage 2040 Land Use Plan* to change the land use map designation from “Compact Mixed Residential - Medium”, “Residential Mixed-Use Development”, and Transit-Supportive Development Corridor” to “Town Center”.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of October, 2023.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 25th day of October, 2023.


for Craig H. Lyon
Secretary


for Andre Spinelli
Chair

(Case 2023-0096) (Parcel ID Numbers 014-291-60, -61, and -62)