

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-017**

A RESOLUTION RECOMMENDING APPROVAL TO AMEND THE ZONING MAP FOR THREE LOTS CONTAINING 0.64 ACRES FROM R-5 (LOW DENSITY RESIDENTIAL) DISTRICT TO B-3 SL (GENERAL BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT 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 2023-0097)

WHEREAS, a request has been received from Andre Spinelli (Spinell Homes, Inc.), owner, to amend the zoning map for three lots containing 0.64 acres from R-5 (low density residential) district to B-3 SL (general business with special limitations) district 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. After the public hearing was closed, the case was postponed to November 6, 2023.

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

- A. The Commission makes the following findings of fact:
1. All of the verbal public testimony at the public hearing was in favor of the rezone from residential R-5 zoning to commercial B-3 zoning. The Abbott Loop Community Council adopted a resolution of support for the rezone by a vote of 25 in favor and 3 opposed.
 2. The current R-5 zoning does not meet the community needs, and 2 of the 3 lots are vacant. The solution is to rezone to B-3 with a special limitation requiring a residential component.
 3. The special limitation addresses the concerns of the Commission.
- B. The Planning and Zoning Commission recommends approval of the rezone from R-5 (low density residential) district to the B-3 SL (general business with special limitations) district with a special limitation stating: "The district requires a minimum of three residential dwellings. The residential dwellings shall obtain a

conditional certificate of occupancy prior to the issuance of a conditional certificate of occupancy for any other use.”

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 6th day of November, 2023.

ADOPTED by the Anchorage Planning and Zoning Commission this 4th day of December, 2023.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

(Case 2023-0097)

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