

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-026**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONE FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO B-2C (CENTRAL BUSINESS DISTRICT, PERIPHERY) FOR THE SOUTHERN PORTION OF LOT 1, BLOCK 36, EAST ADDITION, ANCHORAGE TOWNSITE, PER PRELIMINARY PLAT CASE S12780; GENERALLY LOCATED EAST OF EAGLE STREET, SOUTH OF THE EAST 1ST AVENUE RIGHT-OF-WAY ALIGNMENT, WEST OF THE GAMBELL STREET RIGHT OF WAY ALIGNMENT, AND NORTH OF EAST 3RD AVENUE, IN ANCHORAGE.

(Downtown Community Council) (Case 2024-0088)

---

WHEREAS, a request has been received from the Southcentral Foundation of the rezone from PLI (public lands and institutions district) to B-2C (central business district, periphery) for the southern portion of Lot 1, Block 36, East Addition, Anchorage Townsite, per Preliminary Plat Case S12780; generally located east of Eagle Street, south of the East 1st Avenue right-of-way alignment, west of the Gambell Street right-of-way alignment, and north of East 3rd Avenue, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on September 16, 2024.

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

- A. The Commission makes the following findings of fact:
1. This rezone complies with the approval criteria for rezonings, AMC 21.03.160E. The rezone is also consistent with the *Anchorage 2040 Land Use Plan Map*. The B-2C district is the implementing zoning district of the "City Center" land use designation.
  2. Neither the Downtown Community Council, nor did any member of the public provide testimony during the public hearing. However, Municipal staff received verbal support for the rezone from members of the public prior to the meeting.
- B. The Commission recommends approval of the rezone from PLI (public lands and institutions district) to the B-2C (central business district, periphery) with an effective clause requiring a suitable replat.

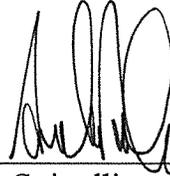
PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
on the 16<sup>th</sup> day of September, 2024.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
7<sup>th</sup> day of October, 2024.



---

Craig H. Lyon  
Secretary



---

Andre Spinelli  
Chair

(Case 2024-0088)

fm