

Comprehensive Plan Amendment


Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Henry & Charlotte Kim		Name (last name first): S4 Group, LLC	
Mailing Address: 4467 Terra Granada Dr. #48		Mailing Address: 124 E 7th Ave, Anchorage, AK 99503	
Walnut Creek, CA 94595			
Contact Phone – Day: 473-373-6969	Evening:	Contact Phone – Day: 907-306-8104	Evening:
E-mail: man4good@gmail.com		E-mail: kate@s4ak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.


PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 014-291-59, 014-291-58		
Site Street Address: 9130 Golovin Street		
Current legal description: (use additional sheet if necessary) Moorehand Subdivision Addition #2 Lots 17 & 18		
Existing Designation: Compact Mixed Residential	Acreage: 0.45	Grid #: SW2333
Proposed Designation: Town Center		
Existing use: Vacant	Proposed use (if any):	

I hereby certify that (I am) (I have been authorized to act for) the owner of the property described above and that I petition to amend the Comprehensive Plan in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the Comprehensive Plan Amendment. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature 	<input type="radio"/> Owner <input checked="" type="radio"/> Representative	09/19/2024
(Representatives must provide written proof of authorization)		Date

Kate Sauve

Print Name

Accepted by: 	Poster & Affidavit 2 + affidavit	Fee: \$3,965	Case Number: 2024-0116	Meeting Date: Pzc: 12/02/2024
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RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
- ☐ Preliminary Plat or ☐ Final Plat - Case Number(s):
- ☐ Conditional Use - Case Number(s):
- ☐ Zoning variance - Case Number(s):
- ☐ Land Use Enforcement Action for
- ☐ Building or Land Use Permit for
- ☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 1 copy required: ☐ Signed application (original)
☐ Ownership and beneficial interest form
- 16 copies required: ☐ Signed application (copies)
☐ Signatures of other petitioners (if any)
☐ Map of the surrounding area, including zoning and existing uses
☐ Narrative statement explaining;
☐ need and justification for the rezoning;
☐ the proposed land use and development; and
☐ the probable timeframe for development.

(Additional information may be required.)

COMPREHENSIVE PLAN AMENDMENT STANDARDS (AMC 21.03.070)

A comprehensive plan amendment may only be approved if it meets the approval criteria stated in AMC 21.03.070C. Please explain how the proposal meets the required criteria:

- A. The proposed amendment is necessary in order to address one or more of the following:
 - i. A change in projections or assumptions from those on which the comprehensive plan is based;
 - ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;
 - iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or
 - iv. Identification of errors or omissions in the comprehensive plan.
- B. The proposed amendment maintains the internal consistency of the comprehensive plan and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain consistency.
- C. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.
- D. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.
- E. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.



Moorehand #2
Comprehensive Plan Map Amendment Application Narrative
MOA Case 2024-0116

This is a request for a comprehensive plan map amendment that would change the land use designation of the project site from Compact Mixed Residential - Medium to Town Center. This application is being submitted concurrently with a zoning map amendment application that would change the zoning district of the project site from R-5 Low Density Residential to B-3 General Business. Both of these applications would amend the land use classification and zoning district to match the land to the east, south, and west of the site. This change would adhere to the characteristics of the surrounding Town Center land abutting the busy Abbott Road, a major Arterial Street. The Abbott Loop Community Council signed Resolution 2023-01 in support of this comprehensive plan map amendment on February 23, 2023.

The project site is located at 9130 Golovin Street, directly adjacent to Abbott Road and across from Fred Meyer, legally known as Moorehand Subdivision Addition #2 Lots 17 & 18. The site is 0.45 acres and is currently undeveloped.

Request Conformance with the Approval Criteria for Comprehensive Plan Map Amendment Standards (AMC 21.03.160.E)

- a. **The proposed amendment is necessary in order to address one or more of the following:**
- i. **A change in projections or assumptions from those on which the comprehensive plan is based;**
 - ii. **Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;**
 - iii. **A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**
 - iv. **Identification of the errors or omissions in the comprehensive plan.**

The *Anchorage 2040* designates this site as Compact Mixed Residential - Medium, with the growth supporting features: Residential Mixed-Use Development and Transit Supportive Development Center. The *Anchorage 2020* designated this area as Town Center. This site is part of the larger Moorehand Subdivisions which were originally platted as residential lots in the 1970s. It is understandable that the *Anchorage 2040* Land Use Plan would designate a current residential neighborhood as residential, while designating the surrounding land as Town Center, per the *Anchorage 2020*. However, the area has changed drastically in the past 40 years. The surrounding land has been developed into busy businesses and commercial corridors, the land directly across from the site was platted and developed by Fred Meyer in the early 2000's, and Abbott Road has become busier and busier.

A parcel one street to the west of this site, located at 9130 Elim Street, had its land use designation changed from Compact Mixed Residential - Medium to Town Center in 2003. Three parcels of land directly to the west of this site, located at 9138 Arlon Street, had their land use designation changed from Compact Mixed Residential - Medium to Town Center in 2024. A parcel of land directly to the east of this site, located at 9131 Elim Street, had its land use designation changed from Compact Mixed Residential - Medium to Town Center in 2005. Each of these changes to land designation are for properties that sit across from a Town Center commercial district and abut the busy Abbott Road. These changes, approved by the Anchorage Assembly, show a clear pattern of change in the needs of the surrounding community. Additionally, this site and the two similar lots to the west, closest to Abbott Road have remained vacant and undeveloped for the past 15 - 25 years, showing a clear desired buffer between developed residential lots and the busy major arterial road.

The increased intensity in this area and change in land use patterns shows a change in the projections and assumptions from those on which the comprehensive plan is based. The change in the land use designation in the five nearby parcels identifies new needs and issues that are not adequately addressed in the current land use map.

b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

The proposed amendment would adhere to the definition, character, and location requirements for the Town Center land use designation as laid out in *Anchorage 2040*. Which states that, "These centers integrate community-serving retail that meets the daily needs of several surrounding neighborhoods, and include public services and civic facilities. New apartments, compact housing, and live/work units are encouraged to develop alongside long-time properties. With additional housing and public investment, Town Centers can evolve into mixed-use core areas as envisioned in *Anchorage 2020* and area-specific plans."

The *Anchorage 2040* states the characteristics of a Town Center to include; "Infill Design Principles for mixed-use centers, to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply" and that these areas should be, "integrated with adjoining compact and medium-density neighborhoods, with convenient, direct walking and bicycle connections to adjoining neighborhoods." This site is well positioned for infill development and would be integrated with the adjoining medium-density neighborhood.

The *Anchorage 2040* location criteria for Town Centers includes "areas designated by an adopted plan as mixed-use centers or town centers", "areas at the intersection of arterial streets served by public transit", and "areas well positioned for infill and redevelopment and increased intensities". This site was designated as Town Center by the *Anchorage 2020* and is currently designated by the *Anchorage 2040* as Compact Mixed Residential - Medium, it directly abuts a major arterial street served by public transit, and is has been undeveloped for over a decade, making it well positioned for infill development.

This change would be consistent with the current adopted plan, per its own specifications, and no other components of the comprehensive plan would need to be changed to maintain internal consistency.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

This site and the two similar lots to the west, closest to Abbott Road have remained vacant and undeveloped for the past 15 - 25 years, showing a clear desired buffer between developed residential lots and the busy major arterial road. Re-designating the land use for this site would allow for desired infill development between a residential district and a major arterial street, which is directly in favor of the public interest and welfare, and would not be detrimental to the health, safety, or convenience of the community.

d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.

The proposed amendment would adhere to the definition, character, and location requirements for the Town Center land use designation as laid out in *Anchorage 2040*. Which states that, "These centers integrate community-serving retail that meets the daily needs of several surrounding neighborhoods, and include public services and civic facilities. New apartments, compact housing, and live/work units are encouraged to develop alongside long-time properties. With additional housing and public investment, Town Centers can evolve into mixed-use core areas as envisioned in *Anchorage 2020* and area-specific plans."

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The *Anchorage 2040* location specifications for the Compact Mixed Residential - Medium land use designation are similar to those for Town Center's, but includes that the designation is for "areas with existing apartment housing". The surrounding neighborhood consists of single-family and mobile home dwelling units, not apartment housing, and the larger surrounding area includes commercial districts.

This change in land use designation is supported by the following *Anchorage 2040* policies and goals:

- Goal 1: Plan for Growth and Livability. Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.

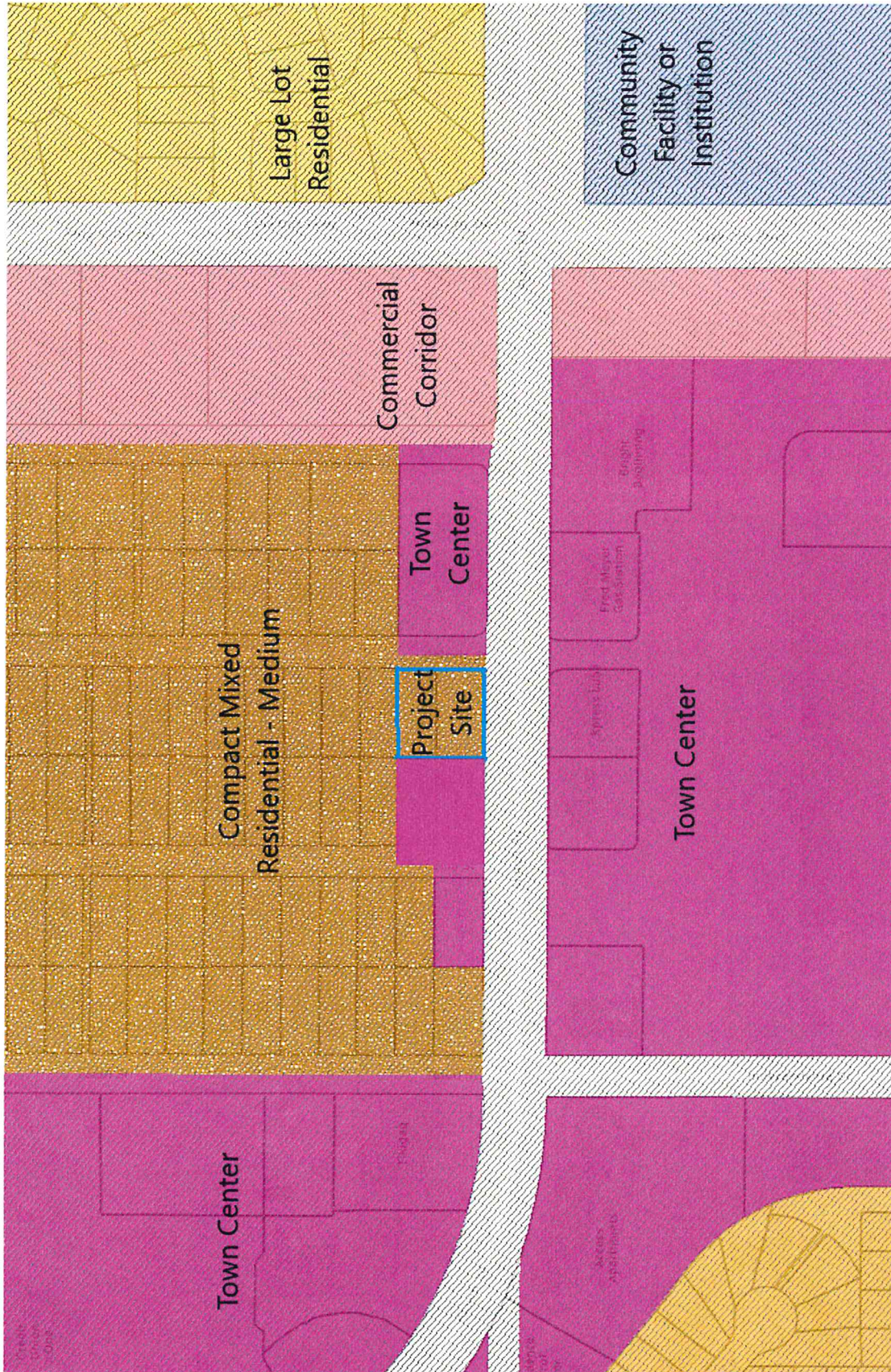
- LUP 1.3: Coordinate area-specific plans and updates so that collectively these maintain or improve Anchorage's capacity to accommodate housing, employment needs, and achieve its goals for growth.
 - LUP 1.4: Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations.
 - Goal 2: Infill and Redevelopment. Infill and redevelopment meet the housing needs of residents and businesses in Anchorage.
 - LUP 2.2: Coordinate redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability and quality of life, and encourage the market to add new residences, shops, and workplaces.
 - LUP 2.3: Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.
 - Goal 3: Center and Corridors. Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.
 - LUP 3.2: Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city's needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.
- e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The proposed amendment would adhere to the definition, character, and location requirements for the Town Center land use designation as laid out in *Anchorage 2040*. Which states that, "These centers integrate community-serving retail that meets the daily needs of several surrounding neighborhoods, and include public services and civic facilities. New apartments, compact housing, and live/work units are encouraged to develop alongside long-time properties. With additional housing and public investment, Town Centers can evolve into mixed-use core areas as envisioned in *Anchorage 2020* and area-specific plans."

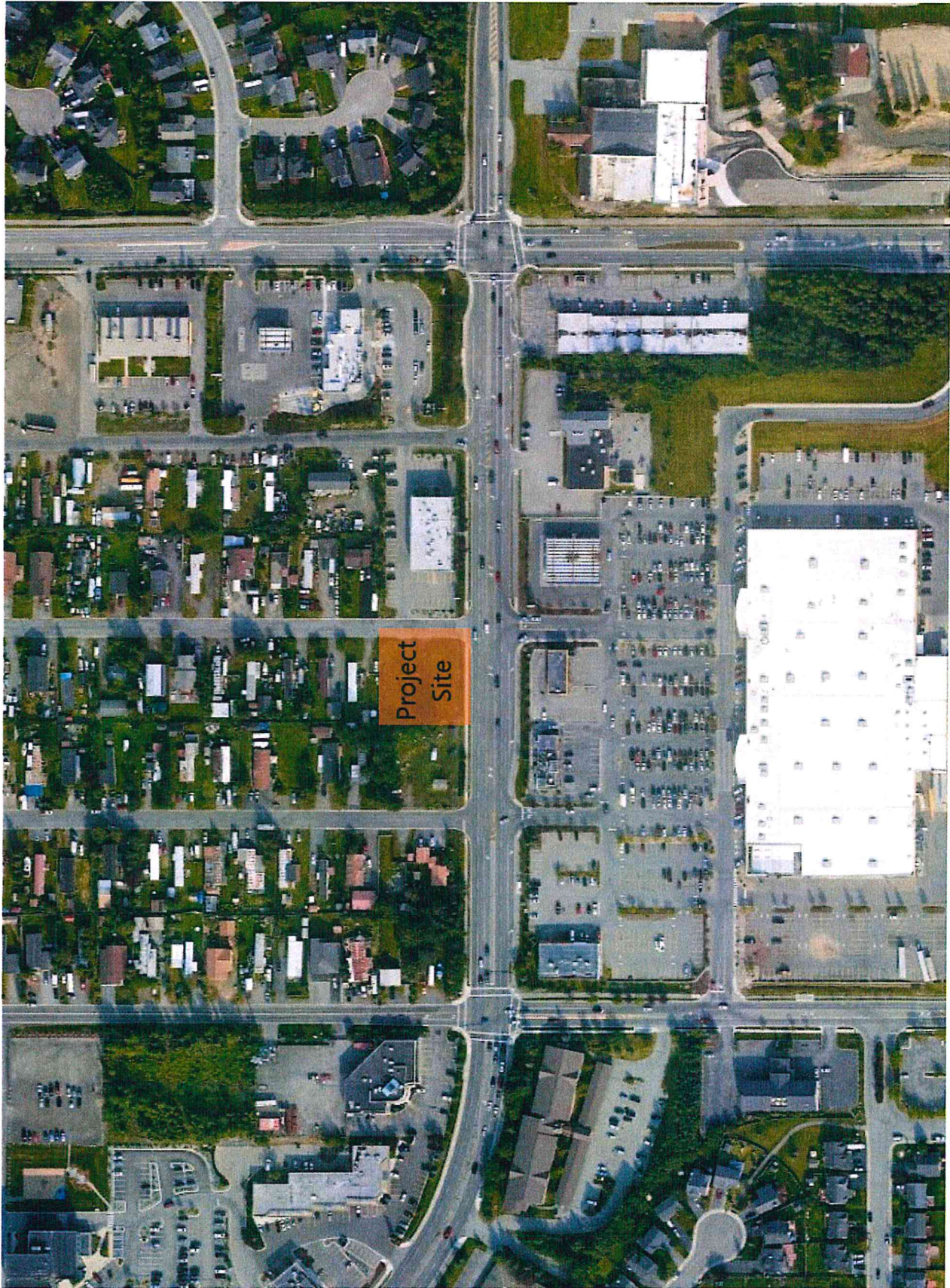
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“areas well positioned for infill and redevelopment and increased intensities”. This site was designated as Town Center by the *Anchorage 2020* and is currently designated by the *Anchorage 2040* as Compact Mixed Residential - Medium, it directly abuts a major arterial street served by public transit, and is has been undeveloped for over a decade, making it well positioned for infill development.



Map of Surrounding Land Use Designations - Moorehand #2 Lots 17 & 18



Map of Surrounding Area - Moorehand #2 Lots 17 & 18

Letter of Authorization

I, Henry Kim, the co-owner of the property located at Moorehand Subdivision Addition # 2 Lots 17 & 18 (MOA Tax ID's 014-291-59-000 and 014-291-58-000), authorize S4 Group to represent me before the Municipality of Anchorage in the request for a zoning action.

Henry Kim
Signature

07/18/24
Date

I, Charlotte Kim, the co-owner of the property located at Moorehand Subdivision Addition # 2 Lots 17 & 18 (MOA Tax ID's 014-291-59-000 and 014-291-58-000), authorize S4 Group to represent me before the Municipality of Anchorage in the request for a zoning action.

Charlotte Kim
Signature

07/18/2024
Date

Attachment Q

Abbot Loop Community Council
RESOLUTION 2023-01

Abbott Loop Community Council Resolution in Support of the Land Use Amendment and Zone Amendment of Moorehand Subdivision No.2 Lots 17 & 18 and Moorehand Subdivision No. 3 Lots 16, 17, & 18.

WHEREAS, presentations were made at the February 23rd, 2022 and the January 26th, 2023 General Membership Meetings, hosted on Zoom and in person, regarding the intention to amend the current land use and zone designation of 5 lots located off of Abbott Road across from Fred Meyer. The parcels are currently designated as *Compact Mixed Residential - Medium* land use and zoned R-5 (Low Density Residential). It is proposed that the parcels designations be changed to *Town Center* land use and zoned B-3 (General Business District); and

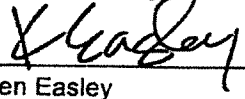
WHEREAS, this change in designation would reflect the character of the surrounding *Town Center* and B-3 zoned parcels along Abbott Road and would work towards the Anchorage 2040 Land Use Plan Goal 3, "Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth."; and

WHEREAS, per the AMC Title 21, the B-3 zoning district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic, such as this location. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed;

NOW, therefore Abbott Loop Community Council supports the amendment of Moorehand Subdivision No.2 Lots 17 & 18 and Moorehand Subdivision No. 3 Lots 16, 17, & 18 from *Compact Mixed Residential - Medium* land use to *Town Center* land use and from R-5 zoning to B-3 zoning.

Mover: Sheila Cernich
Seconder: Patti Higgins
Votes: Yes 25 No 03

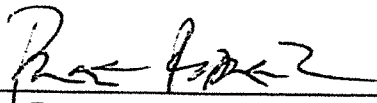
Passed this 23rd day of February, 2023.



Kathleen Easley
Secretary

02/23/23

Date



Bruce Roberts
ALCC President

2/23/23

Date



Moorehand #2 Comprehensive Plan Amendment and Rezone
Summary of Community Meeting
Aug 29, 2024

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

125 notices were mailed on 7/30/24, 0 returned, see attached for content of notices.

Date: 08/29/2024 @ 6:30 PM

Location: Zoom Meeting

Subject: Moorehand #2 Comprehensive Plan Amendment and Rezone

The presentation was made at Abbott Loop Community Council's regular August general member meeting and was held via a Zoom meeting. The meeting was originally going to be held at Kasuun Elementary School, but the meeting location was changed. The meeting covered the details of the proposed comprehensive plan amendment and rezone, as well as the timeline, and process of the project. The following is a brief summary of the questions and comments made by the community. 21 people were present.

Q: What kind of businesses could be placed here?

A: A variety of commercial/business uses are allowed in the B-3 district, as well as residential uses.

Q: Are there any restrictions that could be applied to the lots to limit the type of businesses that could be built on them?

A: Title 21 regulates the type of uses permitted in specific zoning areas, it also states in reference to B-3 districts that "Abutting residential areas should be protected from potentially negative impacts associated with commercial activity.

A community member expressed concerns about businesses abutting residential districts and the negative impacts it could have on surrounding lots, including trash and traffic. Another community member stated that they thought this was a good idea and would like to see these lots utilized.

Participants:

Lizzie Newell
Simon Rose
Susan Soule
Juan San Miguel
Patricia O'Hara
Kathleen Easley
Dale

Jon
John Hogue
Calvin Schrage
Felix Riveria
Dominick
Jeremy Houston
Janice Park

Marilyn Russell
John Weddleton
Walter Featherly
Eleilia Preston
Kelly Lessens
Pat Higgins
Jean Lorentzen

Community Meeting Notification: Moorehand

Abbott Loop Community Council Meeting
Date & Location:

AUGUST 29 @ 6:30 PM

Kasuun Elementary School
4000 E 68th Ave
Anchorage, AK 99507

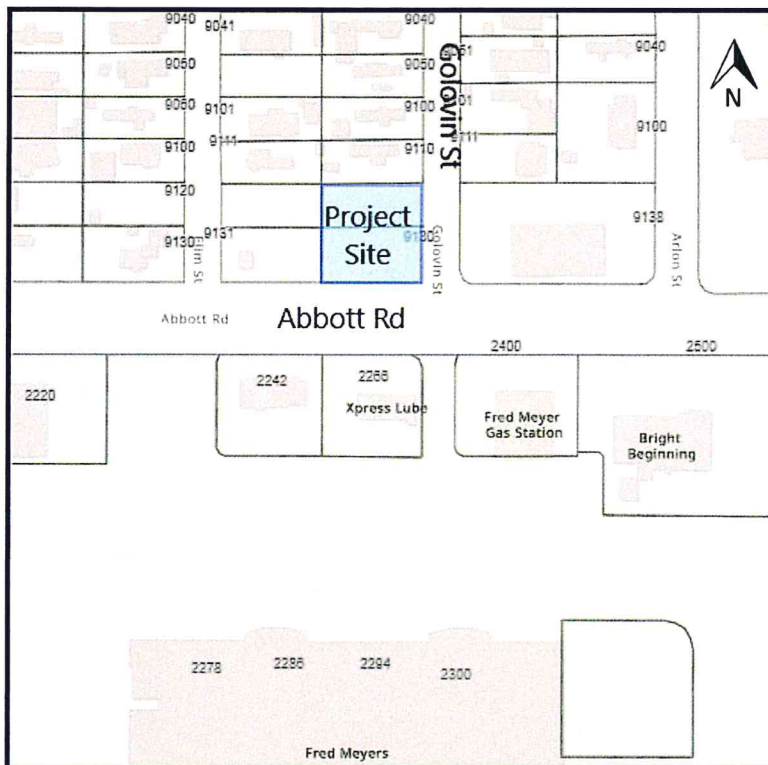
Please check the community council page at
communitycouncils.org for any meeting changes.

S4 Group, LLC will be presenting a Land Use and Zoning Amendment action to the Abbott Loop community council at their regularly scheduled August meeting. The project site is proposed to be amended from *Compact Mixed Residential—Medium* land use to *Town Center* land use and rezoned from R-5 to B-3.

Representatives of the proposed project will provide an overview of the project, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: kate@s4ak.com or (907) 306-8104.

The project site of approximately 0.45 acres is located at 9130 Golovin Street, north of Abbott Road, described as Moorehand Subdivision Addition #2 Lots 17 & 18.

For more information go to: s4ak.com/notice



«Name»

«Address»

«City», «State» «Zipcode»