

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-032**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP DESIGNATION OF TWO LOTS CONTAINING 0.45 ACRES FROM COMPACT MIXED RESIDENTIAL MEDIUM, RESIDENTIAL MIXED-USE DEVELOPMENT, AND TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR TO TOWN CENTER FOR MOOREHAND SUBDIVISION #2, LOTS 17 AND 18 (PLAT 70-202); GENERALLY LOCATED NORTH OF ABBOTT ROAD, EAST OF ELIM STREET, SOUTH OF EAST 88TH AVENUE, AND WEST OF GOLOVIN STREET, IN ANCHORAGE.

(All Community Councils) (Case 2024-0116)

WHEREAS, a request has been received from Henry Kim, owner, to amend the *Anchorage 2040 Land Use Plan* to change the land use map designation of two lots containing 0.45 acres from Compact Mixed Residential Medium, Residential Mixed-Use Development, and Transit-Supportive Development Corridor to Town Center for Moorehand Subdivision #2, Lots 17 and 18 (Plat 70-202); generally located north of Abbott Road, east of Elim Street, south of East 88th Avenue, and west of Golovin Street, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on December 2, 2024.

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

A. The Commission makes the following findings of fact:

1. There was no public opposition to the request, and the Abbott Loop Community Council approved a letter of support. Also, the same map amendment was approved for the abutting three lots to the west.
2. The Planning Department has clearly laid out an argument against this map amendment, but the context of the area today and the lack of development on these parcels supports a change.
3. The criteria are met or partially met. The Planning Department may do a targeted update to *Anchorage 2020* and *Anchorage 2040* that is relevant to this case. Strict adherence to the policies, objectives, principles, and standards does not support this map amendment, but the Commission and the Assembly already approved the change on the neighboring lots.
4. These lots are vacant, and the context of the area supports this map amendment. The Commission can make recommendations that work

through barriers to development. There appears to be no interest in development these lots with low-density residential units. The B-3 district allows a wide variety of uses for the property, both residential and commercial.

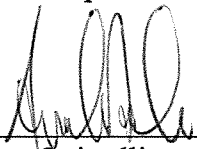
- B. The Commission recommends approval of an amendment to the *Anchorage 2040 Land Use Plan* to change the land use map designation to Town Center.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of December, 2024.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of December, 2024. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.03.050A.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case 2024-0116) (Parcel ID Numbers 014-291-58 and -59)

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