

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2021-026**

A RESOLUTION RECOMMENDING APPROVAL TO MODIFY THE ZONING DISTRICT BOUNDARY AND SPECIAL LIMITATIONS FOR ALPINE VIEW ESTATES SUBDIVISION, PHASE 3, TRACT B-2B, PER PLAT 2014-38; GENERALLY LOCATED SOUTH OF THE ALYESKA HIGHWAY, WEST OF TIMBERLINE DRIVE, NORTH OF TANNER CIRCLE, AND EAST OF THE BARREN AVENUE RIGHT-OF-WAY ALIGNMENT, IN GIRDWOOD.

(Case 2021-0067; Tax I.D. No. 075-163-43)

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WHEREAS, a request has been received from the Glacier View, LLC to modify the zoning district boundary and special limitations for Alpine View Estates, Phase 3, Tract B-2B, per Plat 2014-38; generally located south of the Alyeska Highway, west of Timberline Drive, north of Tanner Circle, and east of Barren Avenue, in Girdwood; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on August 2, 2021.

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

A. The Commission makes the following findings of fact:

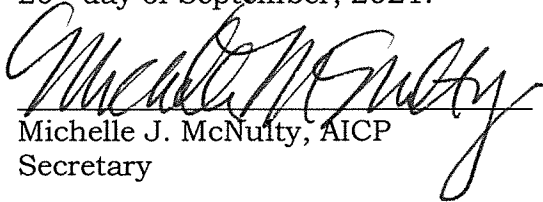
1. This is an administrative process that will clean up the zoning and the tract of land to match the platting that is in place.
2. The rezoning complies with all nine approval criteria for rezonings, in accordance with AMC 21.03.160E., *Approval Criteria*.
3. There were no public objections to this rezone and the Planning Department recommended approval, subject to an effective clause and special limitations.

B. The Commission recommends approval of the rezone subject to:

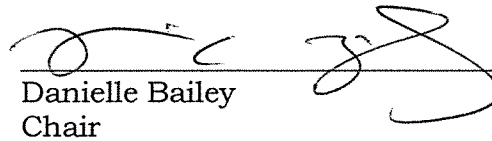
1. This zoning map amendment shall become effective upon the recording of a suitable replat.
2. The gR-4 SL portion of the zoning map amendment shall have the following special limitation: "The district is limited to 8 dwelling units per acre and an administrative site plan review."

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
on the 2nd day of August, 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
20<sup>th</sup> day of September, 2021.



Michelle J. McNulty, AICP  
Secretary



Danielle Bailey  
Chair

(Case 2021-0067; Tax I.D. No. 075-163-43)

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