

Comprehensive Plan Amendment

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Spinell Homes (attn: Andre Spinelli)		Name (last name first): Christopher Schutte (Capricom)	
Mailing Address: 1900 West Northern Lights Blvd, Suite 200		Mailing Address: 3100 Glenn Don Drive	
Anchorage, AK 99517		Anchorage, AK 99054	
Contact Phone – Day: +1 (907) 344-5678	Evening:	Contact Phone – Day: +1 (907) 227-4001	Evening:
E-mail: andre@spinellhomes.com		E-mail: chris@capricomalaska.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): 014-291-60-000 + 014-291-61-000 + 014-291-62-000		
Site Street Address: 9131 Elim Street + 9111 Elim Street + N/A		
Current legal description: (use additional sheet if necessary) Moorehand Subdivision Addition #2, Lots 16-18		
Existing Designation: Compact Mixed Residential - MED	Acreage: 0.64 acres	Grid #: 2333
Proposed Designation: Town Center		
Existing use: 2 parcels vacant, 1 w/mobile home	Proposed use (if any): Office, mixed-use	

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



Owner



Representative

(Representatives must provide written proof of authorization)

Date

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2023-0096	Meeting Date: PZC: 10/02/2023
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RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat or <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

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

1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form
16 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input type="checkbox"/> Map of the surrounding area, including zoning and existing uses <input type="checkbox"/> Narrative statement explaining; <ul style="list-style-type: none"> <input type="checkbox"/> need and justification for the rezoning; <input type="checkbox"/> the proposed land use and development; and <input type="checkbox"/> 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.

May 17, 2023

Andre Spinelli, President
Spinell Homes, Inc.
1900 West Northern Lights Blvd
Suite 200
Anchorage, AK 99517



May 18, 2023

Re: Comprehensive Plan and Zoning Map Amendment for Moorehand subdivision, Lots 16-18

Municipality of Anchorage,

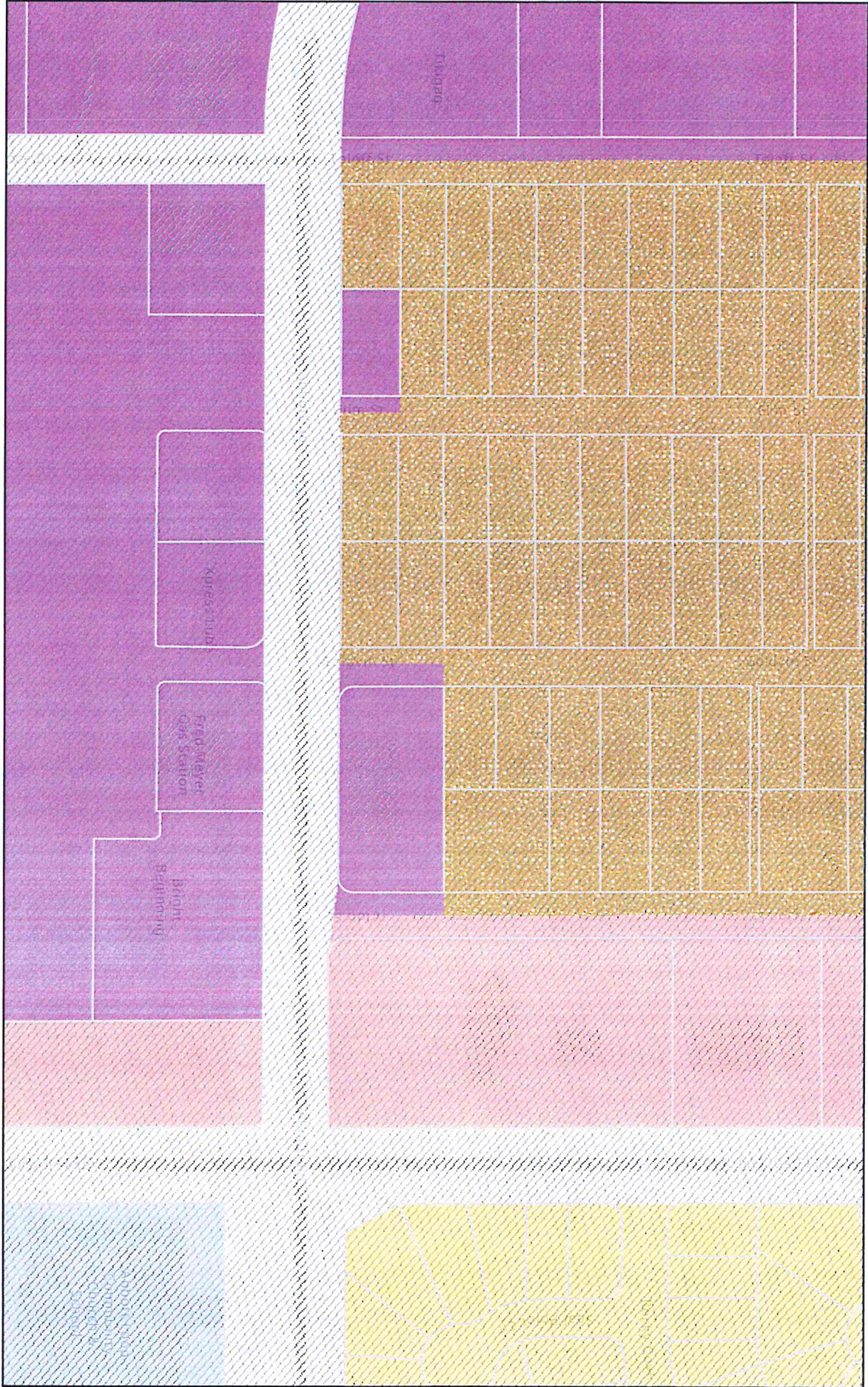
I hereby authorize Capricom to act for and on behalf of Spinell Homes, owner of Moorehand Subdivision, Lots 16-18, in our application for a Comprehensive Plan and Zoning Map Amendment.

Sincerely,

Andre Spinelli

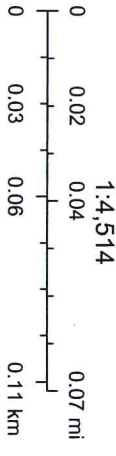
Andre Spinelli

Anchorage 2040 Land Use Plan Map



6/7/2023, 9:07:36 AM

- Property Information**
- Single-Family and Two-Family
 - Compact Mixed Residential - Low
 - Compact Mixed Residential - Medium
 - Town Center
 - Main Street Corridor
 - Community Facility or Institution
 - ROW (White)



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystem, Rijkswaterstaat, GSA, Geoland, FEMA, Provided by Municipality of Anchorage Municipality of Anchorage

Application Narrative

Spinell Homes, Inc., owns Moorehand Subdivision Addition No. 2, Lots 16 through 18, and is requesting to amend the *Anchorage 2040 Land Use Plan, Land Use Plan Map* to change the classification of approximately 0.64 acres of land (28,052 sq. ft.) from “Compact Mixed Residential – Medium” to “Town Center.”

This amendment is being requested to facilitate rezoning the petition site from R-5 (“Low-Density Residential District”) to B-3 (“General Business District”). Following approval of the request for concurrent approval of comprehensive plan map amendment and rezoning, Spinell Homes, Inc., will initiate design and construction of a small office building and/or mixed-use office and residential development (see *Attachment O*).

Executive Summary

“One of these things is not like the others.”

Moorehand Subdivision Addition No. 2, Lots 16 through 18 are located along a Class III arterial with historical development patterns and commercial use intensities of the “Town Center” land use designation, yet the petition site is designated “Compact Mixed Residential – Medium” in the *Anchorage 2040 Land Use Plan*.

Spinell Homes, Inc., believes the historic commercial development pattern of Abbott Road between New Seward Highway and Lake Otis Parkway was overlooked during the creation of the *Anchorage 2040 Land Use Plan Map* and the petition site should have been included in the “Town Center” land use designation; this is an error or omission of the comprehensive plan.

Amending the comprehensive plan map to include these parcels in the “Town Center” land use designation maintains internal consistency of the comprehensive plan; would not be detrimental to the public interest; would be more supportive of the comprehensive plan objectives and goals than the old land use designation; would be consistent with the locational criteria for the “Town Center” land use designation; and can physically accommodate the proposed designation.

Concurrent to the request to amend the *Anchorage 2040 Land Use Plan, Land Use Plan Map*, Spinell Homes, Inc. is also requesting to rezone the petition site to B-3, increasing their potential density, uses, and efficiency, thus increasing likelihood for redevelopment in a manner that more closely aligns the land use outcomes of the petition site with the goals, objectives, and guidelines of the comprehensive plan than the current land use designation. Additionally, the rezone will increase potential residential capacity above current capacity under R-5 zoning and allow residential development to occur in conjunction with commercial development, providing more housing choices, more efficient use of limited developable land within the municipality, and implements actions of the *Anchorage 2040 Land Use Plan* (see *Attachment C*).

Comprehensive Plan Map Amendment Petition

GENERAL LOCATION

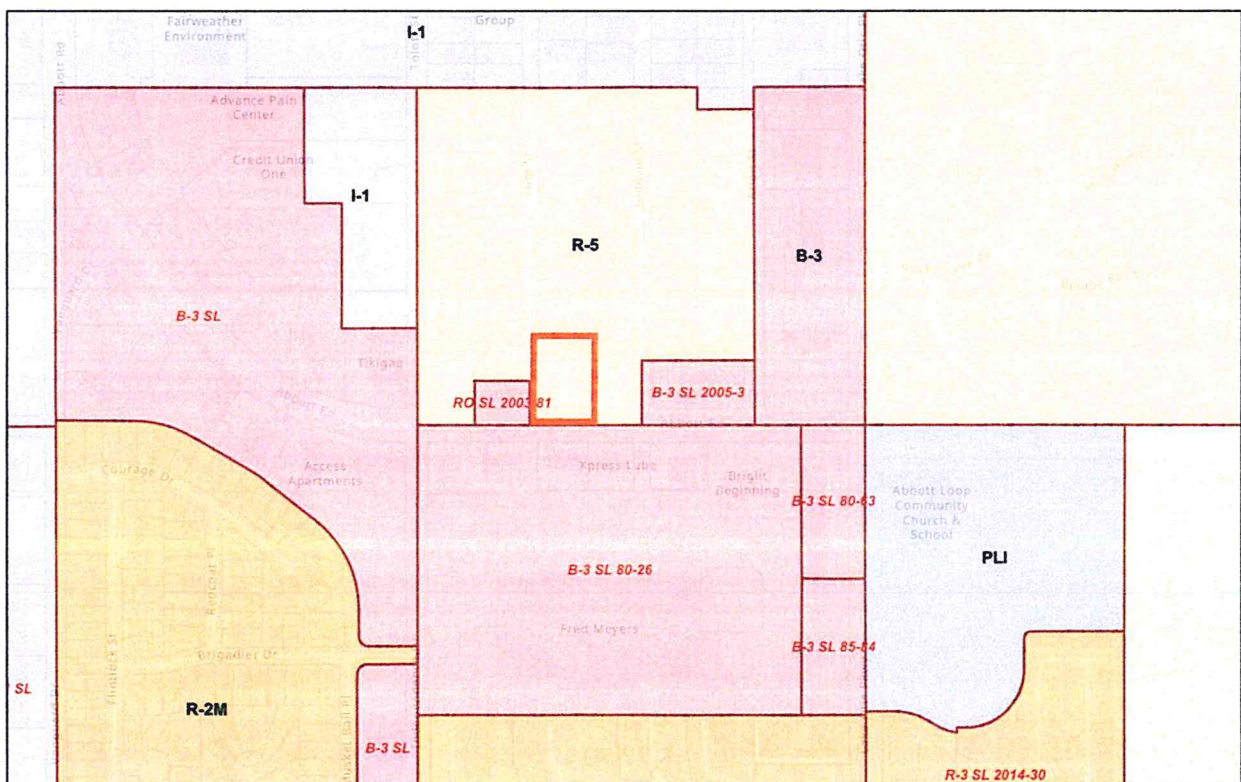
The petition site (Moorehand Subdivision Addition No. 2, Lots 16 through 18) is located on the southeast corner of Abbott Road and Elim Street, on the southern edge of the Subdivision.

To the East, along Abbott Road: R-5 zoned vacant land on the west side of Golovin Street; B-3 SL zoned two-story office and retail building on the east side of Golovin Street; and B-3 zoned fast food, gas station, and strip mall on the northeast corner of Abbott and Lake Otis Parkway.

To the West, along Abbott Road: R-O SL zoned commercial studio on the west side of Elim Street; R-5 zoned vacant land on the east side of Tolof Street; and B-3 SL zoned two-story office building and Independence Park Shopping Village strip mall on the west side of Tolof.

To the North: R-5 zoned land classified as commercial/industrial in the 1982 Anchorage Bowl Comprehensive Plan developed as residential with single-family, predominately trailer homes; and I-1 industrial zoned properties that front onto East 88th Avenue.

To the South, across Abbott Road: B-3 SL zoned grocery store with multiple commercial pads, including a small strip mall, fast food, vehicle repair, and gas station; day care; and B-3 SL zoned strip mall on the southeast corner of Abbott and Lake Otis Parkway (see Attachment F).

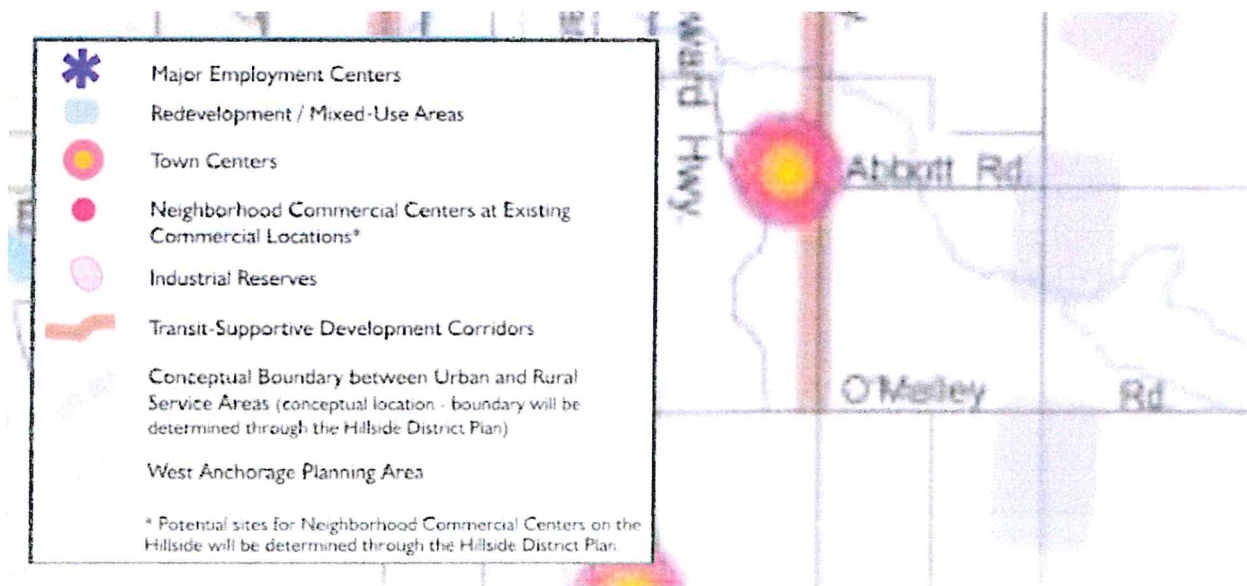


PETITION MEETS CRITERIA

Spinell Homes, Inc., requests amending the *Anchorage 2040 Land Use Plan, Land Use Plan Map* to change the classification of approximately 0.64 acres of land (28,052 sq. ft.) from “Compact Mixed Residential – Medium” to “Town Center,” and believes this Comprehensive Plan, Land Use Plan Map amendment meets the criteria for approval enumerated in AMC 21.03.070C.2:

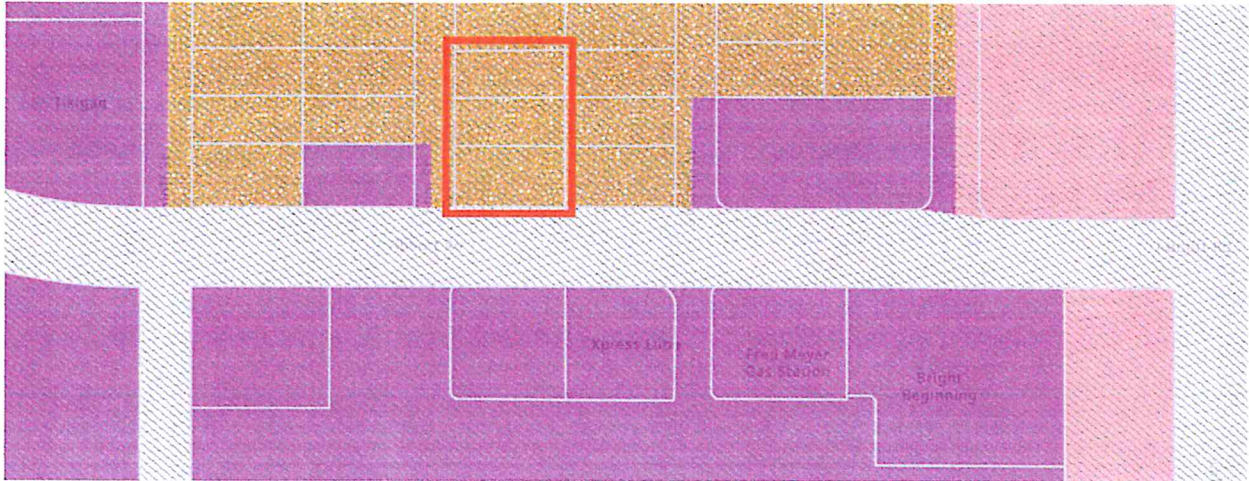
AMC 21.03.070C.2.a.iv. The proposed amendment is necessary in order to address errors or omissions in the comprehensive plan.

In the “Land Use Policy Map” from *Anchorage 2020: Anchorage Bowl Comprehensive Plan*, the Abbott Road corridor between Lake Otis Parkway and East 88th Avenue is identified as a Town Center that would “function as the focus of community activity for smaller subareas of Anchorage” and should include “a mix of retail shopping and services, public facilities and medium- to high-density residential uses” (pgs. 50-51):



And, while never adopted, the municipality initiated an *Abbott Town Center Plan* in 2002 that included the petition site in its study area. That *Abbott Town Center Plan* proposed identified the entire north side of Abbott Road between Lake Otis Parkway and Independence Drive/Tolof Street as “Town Center General” land use (see *Attachment E*) and recommended a variety of building and lot types in “Town Center General,” including Mixed-Use Buildings, Office Buildings, Apartment Buildings, Rowhouse/Townhouses, and Civic Buildings (as a Conditional Use only).

Despite these precedents, the *Anchorage 2040 Land Use Plan Map* identifies nearly all parcels along the Abbott Road commercial corridor as “Town Center” (shaded in **purple**) but identifies the petition site (outlined in **red**) as “Compact Mixed Residential – Medium” (see Attachment A):



The *Anchorage 2040 Land Use Plan Map* does not explain why the *Anchorage 2040 Land Use Plan Map* identifies petition site as “Compact Mixed Residential – Medium” land use designation and not “Town Center” like the majority of nearby properties. Given the designation of Abbott Road between New Seward Highway and Lake Otis Parkway as an area of both “Moderate” and/or “Significant” growth and change by 2040 (see Attachment B), assigning the “Compact Mixed Residential – Medium” land use designation to the parcels along the north side of Abbott Road appears to be an omission or oversight of the comprehensive plan.

Despite prior planning efforts and precedent that support developing the Abbott Road area, including the petition site, as a “Town Center,” the *Anchorage 2040 Land Use Plan Map* identified the petition site as “Compact Mixed Residential – Medium” land use designation. We believe this to be an error and/or omission.

AMC 21.03.070C.2.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.*

Amending the comprehensive plan to include the petition site in the “Town Center” designation will strengthen the entire Abbott Road corridor’s role as a “focal point of activity for a group of neighborhoods” and will allow “community-serving retail that meets the daily needs of several surrounding neighborhoods” (pg. 43), such as:

- Retail shopping and local services, including grocery store anchors, eating and entertainment venues, personal services, and day care centers.

- Offices providing professional and financial services and employment.
- Civic facilities such as post offices, recreational centers, branch libraries, and schools add to the life and vitality of the center.

Including the petition site in the “Town Center” designation also could support denser residential development, consistent with the comprehensive plan goal for “mixed-use core areas as envisioned in *Anchorage 2020*” that contain “residential mixed-use, apartment, live/work, or compact housing development, compatible with commercial activities” (pg. 43), and will remain consistent with historic development patterns of the Abbott Road commercial corridor.

AMC 21.03.070C.2.c. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.*

Amending the 2040 *Land Use Plan Map* to include the petition site in the “Town Center” land use designation will allow more intense development density directly along Abbott Road. Development of the petition site will accommodate a wider assortment of commercial, residential, or mixed-uses that benefit the surrounding area while also providing a direct buffer between the high traffic volumes of Abbott Road (see *Attachment H*) and the residential neighborhood to the north. Additionally, it is likely that any redevelopment of the petition site will also trigger offsite public infrastructure improvements that could include beneficial investments in sidewalks and perimeter landscaping.

AMC 21.03.070C.2.d. *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.*

Amending the comprehensive plan to include these parcels in the “Town Center” land use designation will increase their potential density, uses, and efficiency, thus increasing likelihood for redevelopment in a manner that more closely aligns the land use outcomes of the petition site with the goals, objectives, and guidelines of the comprehensive plan than the current land use designation.

The *Anchorage 2040 Land Use Plan* calls for “Town Center” building densities between 1/2 to 2 Floor Area Ratio (FAR) and 15 to 40 Dwelling Units per Acre (DUA) and allows for B-3 zoning (pg. 43); amending the *Anchorage 2040 Land Use Plan Map* to change the classification of the petition site to “Town Center” will allow the density envisioned in the comprehensive plan by allowing a rezone of the petition site from R-5 “Low-Density Residential District” to B-3 “General Business District.” And with B-3 zoning, all three parcels would be able to:

- accommodate a wider assortment of commercial, residential, or mixed-uses that benefit the surrounding area;

- allow more than 1 principal structure on each lot;
- increase potential residential densities:
 - “Dwelling, multifamily” on Lot 16 or 17 at 3 units yields 15.56 DUA;
 - “Dwelling, multifamily” on Lot 16 or 17 at 4 units yields 20.74 DUA;
 - “Dwelling, multifamily” on Lot 18 at 4 units yields 15.45 DUA; and
 - “Dwelling, multifamily” on Lot 18 at 8 units yields 30.98 DUA.

AMC 21.03.070C.2.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 Anchorage 2040 Land Use Plan identifies locational criteria for “Town Centers” as “arterial streets served by public transit” (pg. 43). The petition site is located along Abbott Road, a Class III arterial per the *Official Streets & Highways Plan* (pg. 21) owned by the Municipality of Anchorage (see Attachment G). Additionally, the entire Abbott Road corridor enjoys 30-minute headway transit service via People Mover route 55 (see Attachment D), with stops located at Independence / Toloff and Lake Otis Parkway.

The petition site is physically suitable to accommodate the proposed designation with existing public water and sewer infrastructure available (see Attachment I); existing publicly maintained stormwater assets (see Attachment J); and existing publicly maintained sidewalks along Abbott Road (see Attachment M.)

Additionally, the petition site (and the rest of the Abbott Road corridor) will benefit from planned and funded public infrastructure projects, including:

- The Municipality of Anchorage 2022 *Approved Capital Improvement Budget for the Project Management & Engineering Department* includes \$500,000 for surface rehabilitation of Abbott Road between 88th Avenue and Lake Otis Parkway (see Attachment K).
- The Anchorage Metropolitan Area Transportation Solutions (AMATS) *FFY 2023-2026 Transportation Improvement Program (TIP)* includes \$6.6M in FY24 funding to extend the service life of Abbott Road between the New Seward Highway and Lake Otis Parkway, including “ADA improvements, structural improvements in specific areas, roadside hardware, signal hardware, utilities, minor safety and improvements, (and stormwater treatment if required)” (see Attachment L).

And finally, the petition site is located along a corridor with historical development patterns and commercial use intensities of the “Town Center” land use designation, despite the petition site

is designated “Compact Mixed Residential – Medium” in the *Anchorage 2040 Land Use Plan*. Amending the comprehensive plan to include these parcels in the “Town Center” land use designation will improve compatibility with surrounding designations and development patterns.



Moorehand Land Use and Zoning Amendment
Summary of Community Meeting
February 28, 2022

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

116 notices were mailed on 01/11, 0 returned, see attached for content of notices.

Date: 02/24/2022 @ 6:30 PM

Duration: 2 hours

Participants: 28, including 3 presenters

Location: Zoom Meeting, see attached

Subject: Proposed Moorehand Land Use and Zoning Amendment

This community meeting was held by the Abbott Loop Community Council on February 24, 2022. The presentation covered the details of the proposed land use amendment and rezone for five lots north of Abbott Rd. The community members were asked what they would like to see happen with the project site. The following is a brief summary of the questions, comments, and requests made by the community.

Q: Do you have specific plans on what to build on the site?

A: Not yet, but some sort of small office building is the current vision.

Q: With the current housing shortage, why does it make sense to rezone this to B-3?

A: With the current price of building it would be difficult to build economically priced units on this site. The site also abuts Abbott Road, across from Fred Meyer, a major thoroughfare and is not an enticing place to live. There are much better sites than this one for residential development.

Q: What about a mixed-use zoning, where residential development isn't excluded from the options?

A: Actually, B-3 zoning allows for residential development. A zoning change to B-3 would enhance the development possibilities of this lot.

Overall, the community commented on how the Municipality has a housing shortage, but the majority of the commenters also stated that they would not like to live on a busy street. Some community members said they would love to see the Lake Otis / Abbott Road area become more of a Mixed-Use Town Center than it currently is.



The following is a list of screen names, as they appeared on the Zoom participant list:

- | | | |
|--------------------|--------------------|---------------------|
| 1. Andre Spinelli | 11. Frank Lahr | 21. Randy Sulte |
| 2. Anna Petersen | 12. Greg | 22. Sarah Lopez |
| 3. Andy Holleman | 13. Jason Henning | 23. Samantha Harris |
| 4. Bruce Roberts | 14. Jon and Dale | 24. Sara Harris |
| 5. Cindy Lelake | 15. Kathy Easley | 25. Sarah Rudder |
| 6. Calvin Schrage | 16. Kari | 26. Susan Soule |
| 7. Craig Bennett | 17. Kate Sauve | 27. Tom Roth |
| 8. Dan R | 18. Lizzie Newell | 28. T Losey |
| 9. Emma | 19. Mark Frishkorn | |
| 10. Erik Gunderson | 20. Patti Higgins | |

Community Meeting Notification: Moorehand Land Use and Zone Amendment

Abbott Loop Community Council Meeting
Date & Location:

FEBRUARY 24 @ 6:30 PM

Via Zoom

See Abbott Loop Council page on
communitycouncils.org for information.

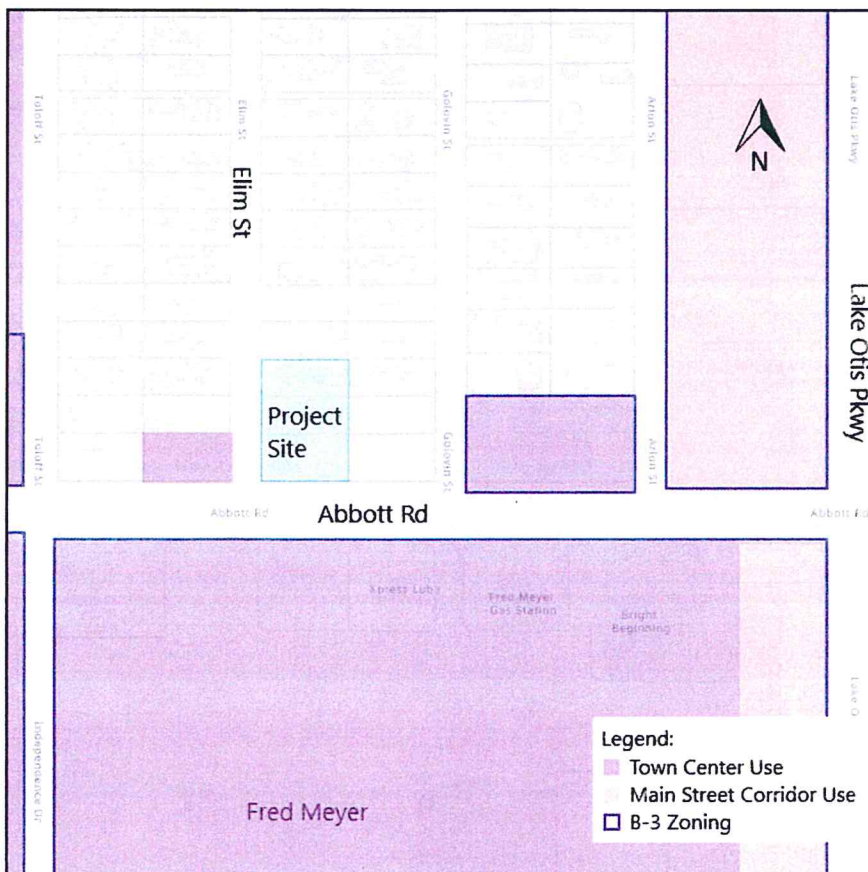
Please check the Abbott Loop Council page on
communitycouncils.org for possible meeting
changes or updates.

S4 Group, LLC will be presenting a Land Use and Zoning Amendment action to the Abbott Loop community council at their regularly scheduled February 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 (Low Density Residential) to B-3 (General Business District).

Representatives of the proposed project will provide an overview of the rezone action, 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: craigb@s4ak.com or (907) 306-8104.

The project site of approximately 0.64 acres is located north east of the intersection of Abbott Rd and Elim St, described as Moorehand Subdivision No. 3 Lot 16, 17, & 18.

For more information go to: s4ak.com/notice



«Name»

«Street»

«City», «State» «Zip»

Abbott Loop Community Council

AGENDA

GENERAL MEMBERSHIP MEETING

February, 24th, 2022, 6:30-8:30 PM

LOCATION: Zoom

NEW ZOOM for 2022

<https://us02web.zoom.us/j/88969066143?pwd=M3I0TVFTWDI0b1FhRkZvV2dTWkQ5Zz09>

Meeting ID: 889 6906 6143 Passcode: 863421 One tap mobile
+12532158782,,88969066143#,,, *863421# US (Tacoma)

If you would like to receive email notifications from the Federation of Community Councils about ALCC meetings, click here: www.communitycouncils.org or go to www.communitycouncils.org and choose "Sign-Up" in the upper right-hand corner.

On entering the meeting, please go to the participant list and indicate if you are:

- A member of the Abbott Loop Community Council by adding the initials ALCC after your name. A member is anyone who resides in or has a business in the ALCC district.
- A guest by adding the word **Guest** or your affiliation after your name.

Please do not use the chat for private conversations or to ask questions. The chat should be used only to add relevant information (links, contact information etc.)

To ask a question or make a comment use the "raise hand" function.

Prior to speaking each speaker should state their name, address (street and cross street is ok) if a member, or guest if a guest.

Individuals calling in via the telephone must identify themselves as ALCC with name or Guest with their name and affiliation. The host can assist you. To mute/unmute tap *6. To raise your hand *9

This meeting is open to the public and will be recorded therefore, there is no expectation of privacy.

Call to order

- Round of Introductions
- Changes or additions to agenda
- Approval of minutes: Kathleen Easley
- Approval of treasurer's report: Heather Schrage

APD Officer if available

- Report and Q & A

Legislative Reports: Q & A <http://akleg.gov/>

- Senator: Josh Revak: Newsletter and report for February
- Representative: Calvin Schrage: Newsletter and report for February
- Representative Laddie Shaw

Assembly & School Board: Q & A www.muni.org/departments/assembly

- Assembly member Felix Rivera
- Assembly member Meg Zaletel
- Assembly member Suzanne LaFrance
- Assembly member John Weddleton
- School Board member: Andy Holleman
- JBER Community Engagement Rep Luke Waack

Candidate Introductions

Reports

FCC Representative Bruce Roberts

Roads & Projects Committee: Emily Sullivan
o CIP update

Parks & Rec Committee: Mark Miner

Planning & Zoning Committee (munimaps.muni.org/planning/allcomments.cfm): ****Needs Chair****

- Craig Bennett- Three small lots located off of Abbott Rd, across from Fred Meyer. Owner would like to change the land use designation of the site from *Compact Mixed Residential* to *Town Center* and the zoning designation of the site from *R-5 (Low Density Residential)* to *B-3 (General Business District)*, this would then match the use and zoning designations of property to the south and west of the lots.

Cannabis & Alcohol Committee: ****Needs Chair****

Membership & Events: Lizzie Newell

Abbott Loop Community Patrol: Dan Rudder, Lead; <http://www.accpatrols.org/>

Old Business

- Statewide Redistricting Maps: Update <https://www.akredistrict.org/>

New Business

Announcements/Comments

Next Meetings:

March, 31st, 2022 Abbott Loop Community Council Monthly Meeting

April, 28th, 2022 Abbott Loop Community Council Monthly Meeting

May, 26th, 2022 Abbott Loop Community Council Monthly Meeting

June/July will be ALCC picnics- more information coming

Comments:

Adjourn

Resources

- Abbott Loop Community Council: <http://communitycouncils.org/servlet/content/2.html>
- Abbott Loop Community Forum: <https://www.facebook.com/abbottloopcc/?fref=ts>
- Whisper Faith Kovach Playground & Fenced Dog Park: <https://www.facebook.com/groups/720624007969641/>
- Abbott Loop South Next Door: https://abbottloopsouth.nextdoor.com/news_feed/
- Abbott Loop North Next Door: <https://nextdoor.com/neighborhood/abbottloopnorthak--anchorage--ak/>
- Information about the Academy Dr.-Vanguard Dr. Project <http://www.academyandvanguard.com/>
- Anchorage Bowl Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/default.aspx>
- State of Alaska DOT Seward Highway project can be found here: <http://www.sewardhighway.info/>
- APD safety message emails or text alerts: <https://local.nixle.com/register/> or send a text to 888777
- Alaska Redistricting- <https://www.akredistrict.org/>
- Assembly 101 playlist for those wanting to learn all about Assembly procedures, how to participate, etc. <https://www.youtube.com/playlist?list=PLylc7U989Xcav5eQC9FmjAEofZD576ecb>

The Abbott Loop Community Council generally meets the last Thursday of the month from 6:30pm to 8:30pm at Abbott Loop Elementary except in May (date change due to school closure), June (Summer Picnic), July (Potluck Picnic), November and December (combined meeting). If you have agenda items, please send your requests to both: Bruce Roberts brucearoberts@hotmail.com 907-952-9969 & Kathleen Easley katmandu26@hotmail.com 907-748-6076.

Dena'inaq ełnen'aq' gheshtnu ch'q'u yeshdu. (Dena'ina)

I live and work on Dena'ina land. (English) ~ Translation by Joel Isaak and Sondra Shaginoff-Stuart

ABBOTT LOOP COMMUNITY COUNCIL

OFFICERS		DIRECTORS		
PRESIDENT	Bruce Roberts	Pat O'Hara	Lizzie Newell	Dan Rudder
VICE-PRESIDENT	Susan Soule	Mark Miner	Yolanda Meza	Emily Sullivan
SECRETARY	Kathleen Easley	Kari Nore	Patti Higgins	Marilyn Russel
TREASURER	Heather Schrage			

STANDING COMMITTEES SPECIAL COMMITTEES

PARKS & REC	Roads & Projects	P & Z	Cannabis & Alcohol	Membership & Events	Community Patrol	By-Laws Committee
Mark Miner Chair	Emily Sullivan Chair	Needs Chair	Needs Chair	Lizzie Newell Chair	Dan Rudder Lead	Kari Nore Chair
Sheila Cernich	Dan Boland	Akis Gialopsis		Kari Nore	Patti Higgins	Susan Soule
Patti Higgins	Mike Moeglein	Dan Boland		Sheila Cernich	Pat Higgins	Patti Higgins
Susan Soule	Bruce Roberts			Patti Higgins	Thomas Greenman	
					Phil Parks	

Anchorage 2040 Land Use Plan Map

6/7/2023, 9:07:36 AM

- Property Information

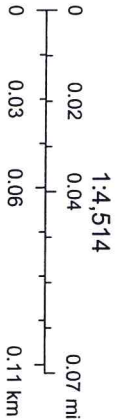
Single-Family and Two-Family
- Compact Mixed Residential - Low

Compact Mixed Residential - Medium

Town Center
- Main Street Corridor

Community Facility or Institution

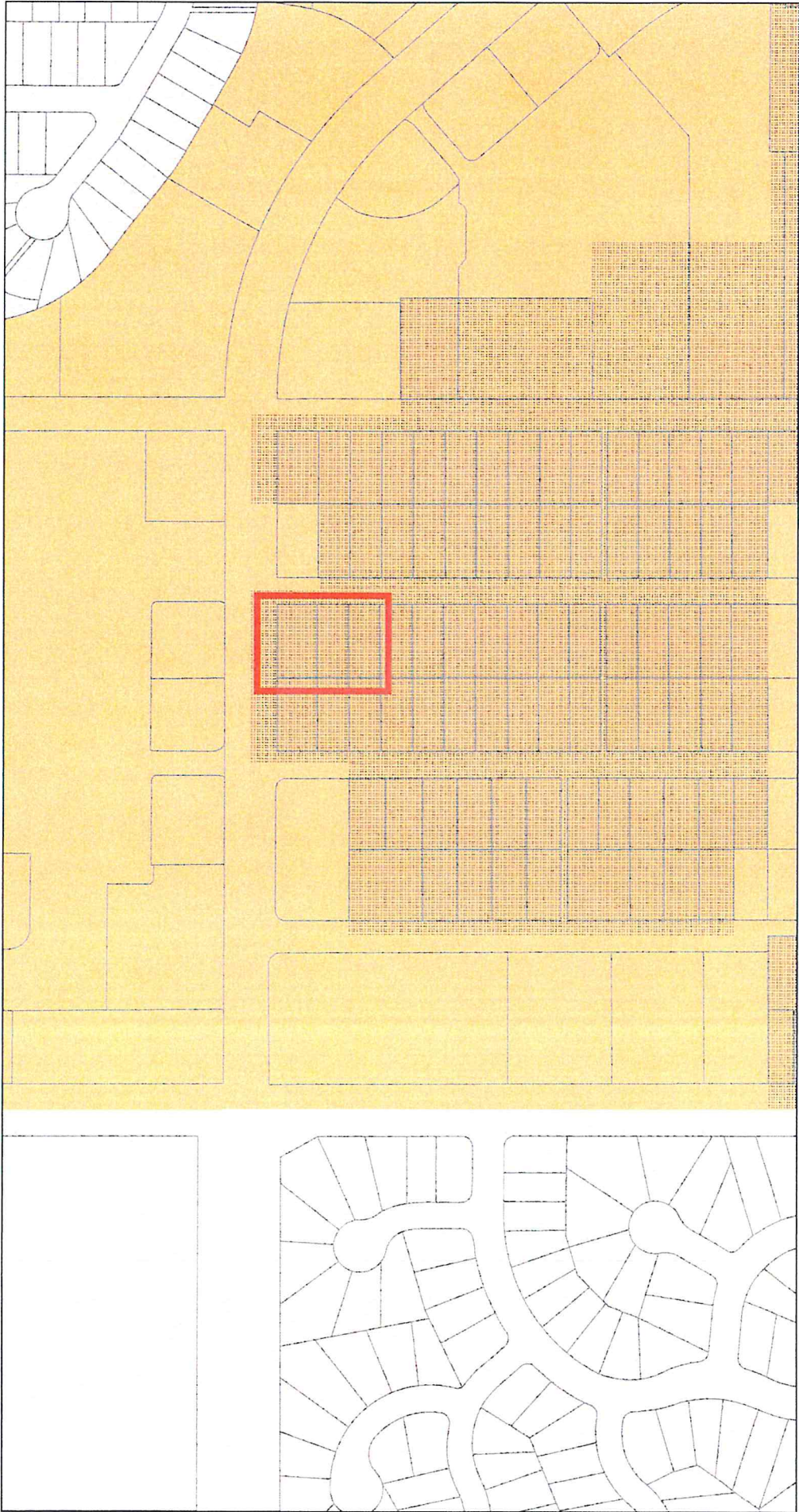
ROW (White)
- Subject parcels



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Provided by Municipality of Anchorage Municipality of Anchorage



Areas of Growth and Change by 2040



6/6/2023, 5:58:29 PM

☒ Anchorage 2040 Land Use Plan Boundary

☐ Little Growth

☐ Property Information_Hosted

☐ Land Use Designation Change from Uses Currently Allowed by Existing Zoning

☒ Areas of Growth and Change

☒ Subject parcels

MOA Planning
USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS,
OS, NMA, Geodatasysteem, Rijkswaterstaat, GSA,
Geoland, FEMA, Intermap and the GIS user community.



Property Information Targeted Area Rezonings *

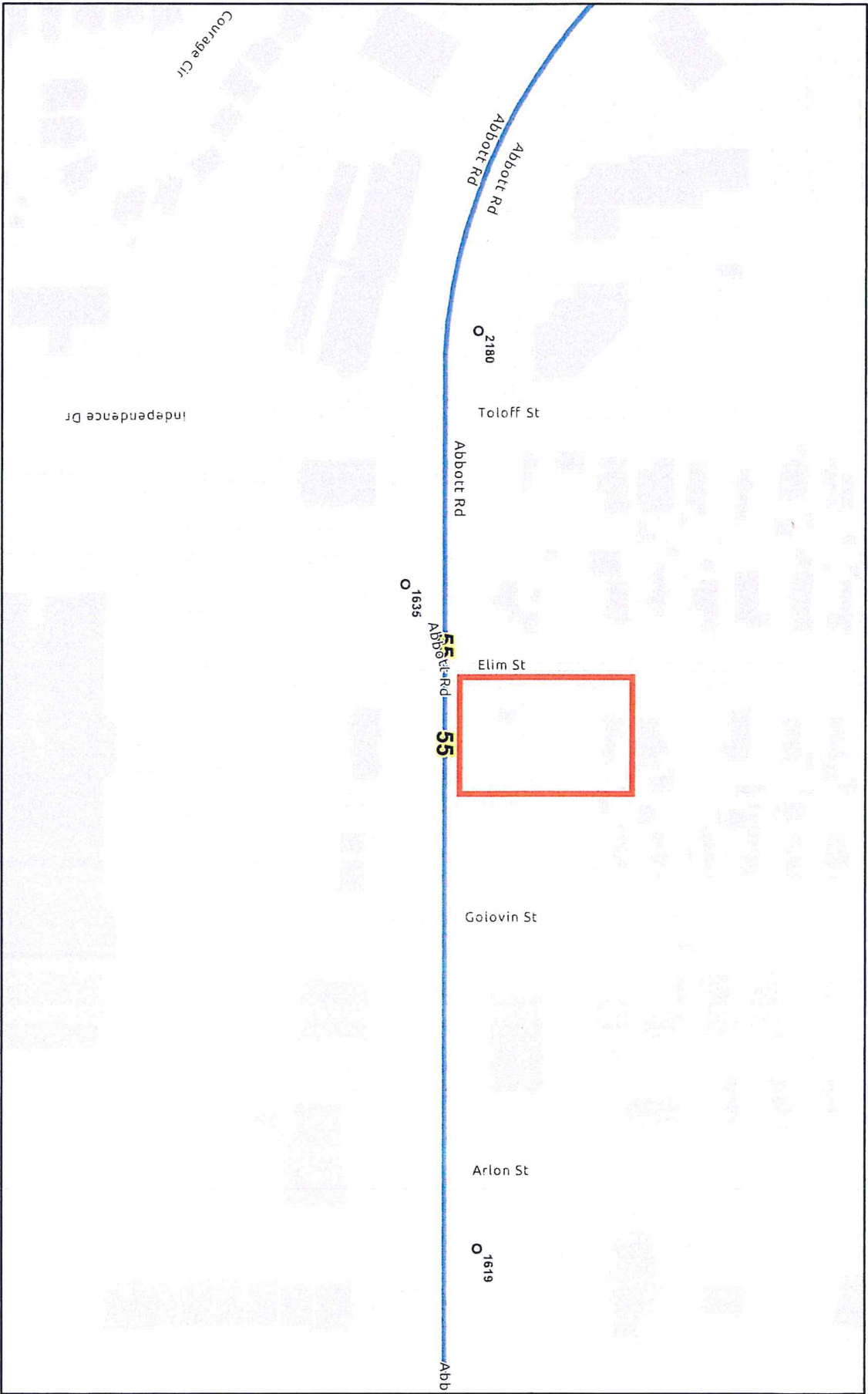
Subject parcels

MOA Planning | Kena Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska. © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA | MOA GDIC, MOA Planning | Kena

MOA GDIC, MOA Planning, Kenai Peninsula Borough, Malanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap,

MOA Planning

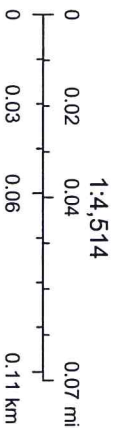
MOA People Mover

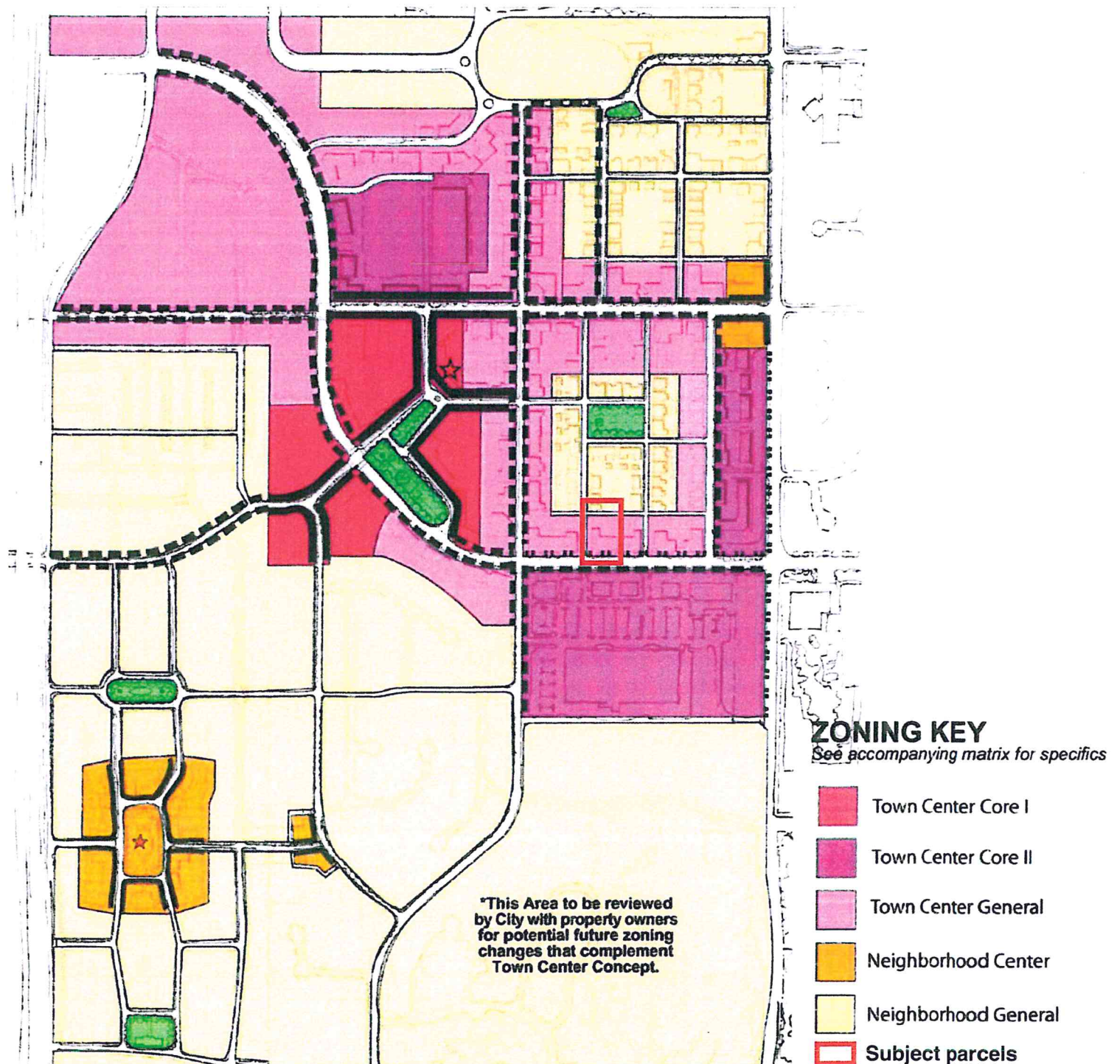


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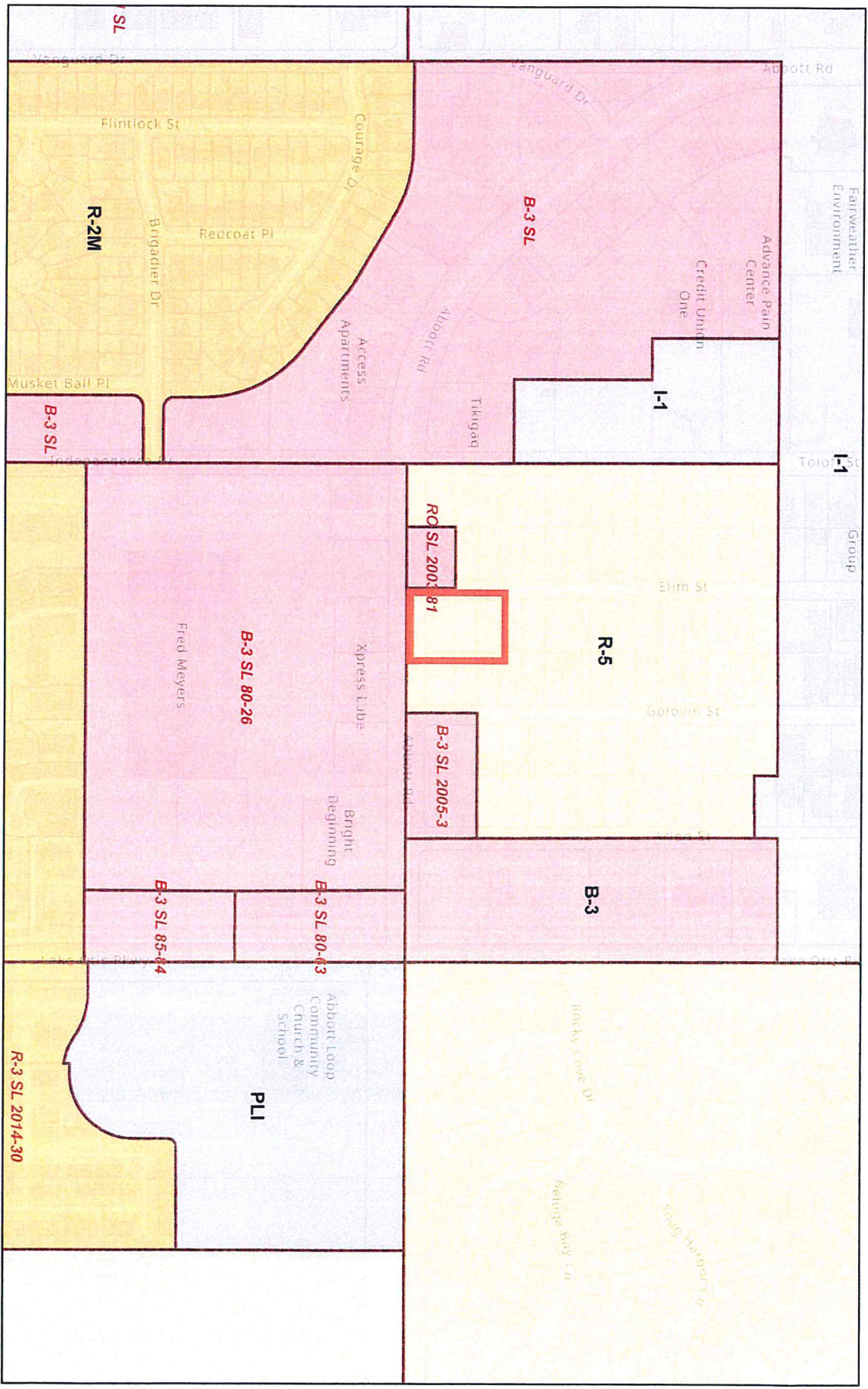
○ Bus Stops

□ Subject parcels





MOA Zoning



7/13/2023, 1:22:16 PM

Zoning Outlines

Zoning

Single Family Residential

Subject Parcels

Multiple Family Residential

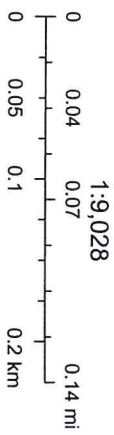
Commercial

Light Industrial

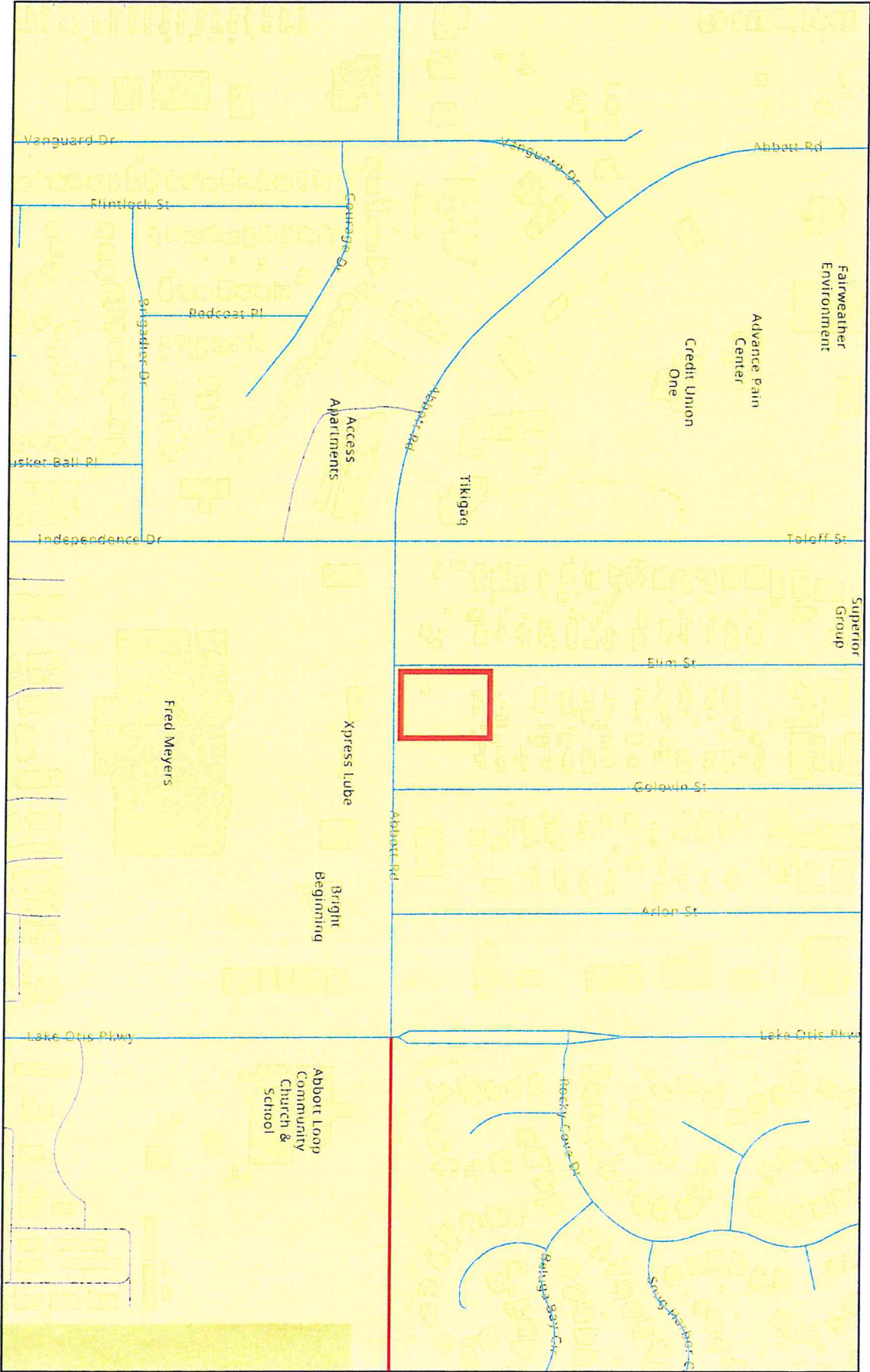
Public Lands and Institutions

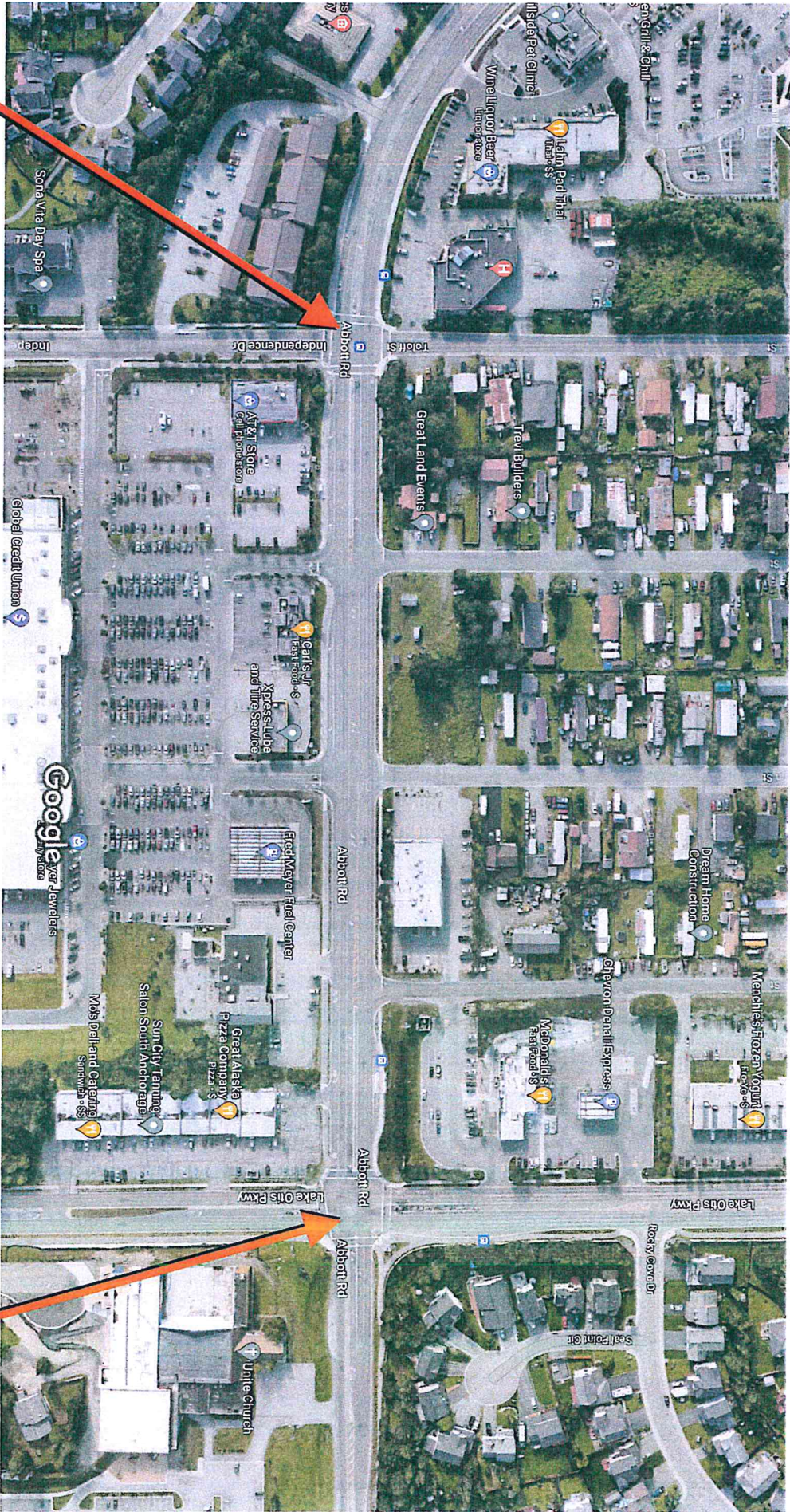
Parks

Property/Information_Hosted



Street Ownership Map





Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, Municipality of Anchorage, U.S. Geological Survey, Map data ©2023

100 ft

N/S: Independence Drive
EW: Abbott Road

Date: 10/06/2021

Vehicle Volumes N: 3,451

Vehicle Volumes S: 1,209

Vehicle Volumes E: 8,578

Vehicle Volumes W: 7,666

Vehicle Volumes TOTAL: 20,904

AADT: 19,300

N/S: Lake Otis Parkway
EW: Abbott Road

Date: 10/27/2021

Vehicle Volumes N: 5,678

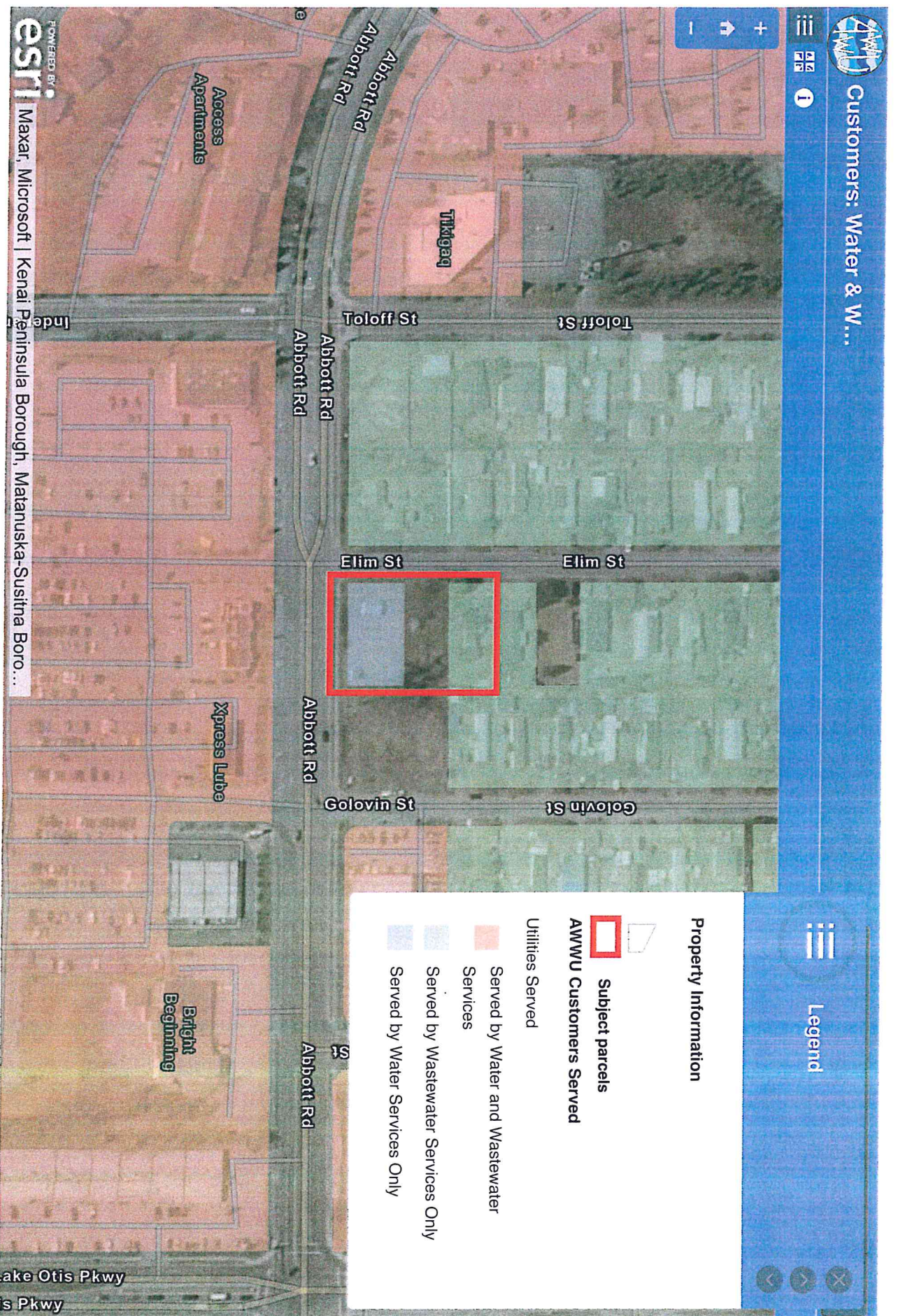
Vehicle Volumes S: 6,992

Vehicle Volumes E: 7,688

Vehicle Volumes W: 7,339

Vehicle Volumes TOTAL: 27,697

AADT: 25,200





Find address or place



Legend

Confined Space - Drainage Nodes



Subject parcels

Drainage Nodes

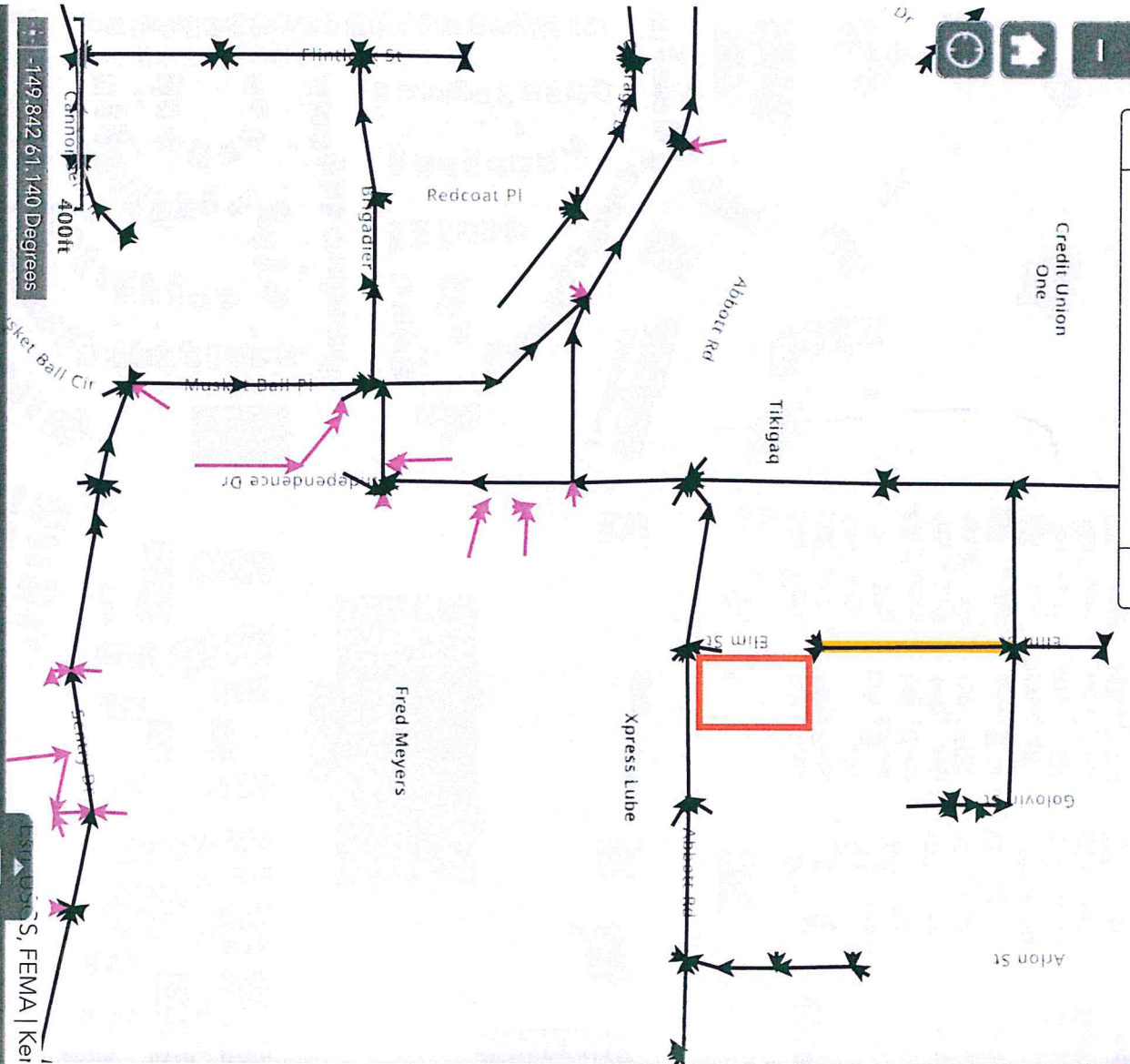
- Catch Basin
- Catchbasin Manhole
- Manhole
- Meter Manhole
- Clean-out
- OGS
- Diverter
- Drywell
- Lift Station
- Weir
- Inlet
- End of Pipe
- Other
- Roof Drain

Drainage Misc Points

- Blind Connect
- Pipe Cap

Drainageways

- MOA-Street Maintenance
- DOT
- Private



-149,842.61, 140 Degrees

ESRI, USGS, FEMA | Ken

2022 Capital Improvement Budget Project Management & Engineering Department

(in thousands)

Projects	Bonds	State	Federal	Other	Total
100th Ave Surface Rehab - Victor Rd to Minnesota Dr	500	-	-	-	500
2nd Ave/Nelchina St Area Storm Drain Improvements Phase II	2,100	-	-	-	2,100
36th Ave Resurfacing Phase II - Latouche St to Lake Otis Pkwy	500	-	-	-	500
42nd Ave Upgrade - Lake Otis Pkwy to Florina St	2,000	-	-	-	2,000
Abbott Rd Surface Rehab - 88th Ave to Lake Otis Pkwy	500	-	-	-	500
ADA Improvements	500	-	-	-	500
Airguard Rd Improvements Phase I	300	-	-	-	300
Alaska Railroad Crossing Rehabs	500	-	-	-	500
AMATS: 4th Ave Signals and Lighting - Cordova St to Ingra St	-	-	7,100	-	7,100
AMATS: Dr. Martin Luther King Jr. Ave Extension	100	-	-	-	100
AMATS: Mountain Air Dr - Rabbit Creek Rd to E 164th Ave	-	-	1,500	-	1,500
AMATS: Potter Dr Rehabilitation - Arctic Blvd to Dowling Rd	-	-	150	-	150
AMATS: Spenard Rd Rehabilitation - Benson Blvd to Minnesota Dr	400	-	2,500	-	2,900
ARDSA Alley Paving	300	-	-	-	300
ARDSA Sound Barrier/Retaining Wall Replacement	250	-	-	-	250
ARDSA Street Light Improvements	500	-	-	-	500
Campbell Woods Subd Area Road and Drainage Improvements	3,500	-	-	-	3,500
Camrose Dr Area Storm Drain Improvementss	1,000	-	-	-	1,000
Crawford St/Terry St Area Resurfacing Phase II	400	-	-	-	400
Dimond D Cir Curb and Resurfacing	200	-	-	-	200
Dowling Rd Surface Rehab - Lake Otis Pkwy to Elmore Rd	500	-	-	-	500
Downtown Lighting and Signals Upgrades	3,000	-	-	-	3,000
Eagle River/Chugiak Road and Drainage Rehab	-	-	-	600	600
Facility Safety/Code Upgrades	500	-	-	-	500
Flooding, Glaciation, and Drainage Annual Program	750	-	-	-	750
Image Dr/Reflection Dr Area Road Reconstruction Phase II	2,900	-	-	-	2,900
Intersection Resurfacing	150	-	-	-	150
Lakehurst Dr Area Drainage Improvements Phase V	200	-	-	-	200
Low Impact Development Annual Program	250	-	-	-	250
Maudest PI Drainage and Surface Rehab	350	-	-	-	350
Old Seward Hwy/Int'l Airport Rd Area Storm Reconstruction	2,500	-	-	-	2,500
Pavement and Subbase Rehabilitation	1,000	-	-	-	1,000
Pedestrian Safety and Rehab Annual Program	500	-	-	-	500
Road and Storm Drain Improvements Annual Program	1,000	-	-	-	1,000
Storm Drain Condition Assessment and Rehabilitation Program	500	-	-	-	500
Zodiac Manor Subd Area Surface Rehab Phase IV	200	-	-	-	200
Total	27,850	-	11,250	600	39,700

Attachment L

08.25.22
PC Final

Table 8. National Highway System (NHS)
AMATS FFY 2023-2026 TIP

08.25.22
PC Final

STIP Need ID	Responsible Agency	TIP Need ID*	PROJECT LOCATION	PROJECT PHASING PLAN	FEDERAL FISCAL PROGRAMMING YEAR (\$ in Thousands)				Estimated funding needs after 2026	Est project cost 2023- 2026	Est total project cost
					October 1 - September 30						
					2023	2024	2025	2026			
29730	DOT&PF	NHS0002	Seward Highway Dowling Road Interchange Rehabilitation - Project will improve the Dowling Road roundabouts, the associated highway ramps, and make other improvements as needed to enhance safety and increase traffic flow.	Underway	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30691	DOT&PF	NHS0004	Seward Highway O'Malley Road to Diamond Boulevard Reconstruction Phase II - This is the second phase of the Seward Highway project, and will reconstructs the Seward Highway from Diamond Boulevard to O'Malley Road. Project includes an underpass to connect 92nd Avenue (west of the Seward Highway) with Academy Drive (east of the Seward Highway). The design and first construction phase are under Need ID 29731.	2023 - LIC	\$105,000	\$0	\$0	\$0	\$76,500	\$105,000	\$181,500
18924	DOT&PF	NHS0005	Pavement and Bridge Preservation - Crack sealing, surface treatment drainage, signage, guardrail, illumination, and other refurbishments to prolong the life of road pavement and bridges and their safety related structures. Project includes NHS Lane Dedications, Destination & Distance Signing, Pavement Markings and Signalization Program, Road Surfacing and Transfer, Road Surface Treatments, and improve curb ramps to meet ADA standards (in coordination with Need ID 30397). The scope does not include landscaping or other elements inconsistent with a pavement preservation focus. This is a DOT&PF central region wide program with approximately \$25M going to projects within the AMATS area on an annual basis with a majority going to the NHS.	2023-2026+ - All Phases	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000	\$125,000
31274	DOT&PF	NHS0006	Glenn Highway: Airport Heights to Parks Highway Rehabilitation - Projects consists of rehabilitation of the Glenn Highway between Airport Heights and the Parks Highway to be coordinated with HSP safety improvements.	2023 - ROW 2024 - C	\$50	\$66,500	\$0	\$0	\$0	\$66,550	\$66,550
	DOT&PF	NHS0007	Seward Highway MP 98.5-118 Reconstruction - Project will reconstruct the Seward Highway from MP 98.5-118 to a 4-lane highway.	2023 - ID	\$2,500	\$662,500	\$0	\$0	\$0	\$665,000	\$665,000
	DOT&PF	NHS0008	Tudor Road Interchange - Project will reconstruct the Tudor Road Interchange. Interchange is at the end of its design life and has operational issues. Reconstruction will improve the vertical clearance, widen the bridge, reconstruct ramps and intersections, improve non-motorized facilities, and incorporate other improvements to bring the interchange up to current standards.		\$0	\$36,000	\$0	\$0	\$0	\$36,000	\$36,000
	DOT&PF	NHS0009	Glenn Highway Incident Management - Project will construct modifications and improvements to facilitate efficient through travel along the Glenn Highway and nearby roads between Airport Heights and the Parks Highway so that during times when lanes are blocked by crashes or other events, ensuring traffic congestion is mitigated, and gridlock does not preclude travel between Anchorage, Eagle River, and the Matanuska Valley.		\$0	\$18,900	\$0	\$0	\$0	\$0	
	DOT&PF	NHS0010	Glenn Highway Hilland Interchange - Project will make short term improvements to the Glenn Highway at Hilland Road interchange utilizing the existing bridge and delaying the need for eventual bridge overpass replacement and interchange reconstruction. This project will reconfigure the interchian nge and make other associated improvements to increase the efficiency and functionality of the interchange, and reduce associated safety concerns.		\$0	\$8,640	\$0	\$0	\$0	\$0	
	DOT&PF	NHS0011	Malden Road - Debarr Road to Glenn Highway - Extend service life of the existing roadway. Work may include ADA improvements, structural improvements in specific areas, roadside hardware, signal hardware, utilities, minor safety and improvements, and stormwater treatment if required.		\$0	\$14,400	\$0	\$0	\$0	\$0	
	DOT&PF	NHS0012	Abbott Road - Lake Otis to New Seward Highway - Extend service life of the existing roadway. Work may include ADA improvements, structural improvements in specific areas, roadside hardware, signal hardware, utilities, minor safety and improvements, and stormwater treatment if required.		\$0	\$6,600	\$0	\$0	\$0	\$0	
The contingency list of projects for each year will consist of the following year's projects.											

*Projects are not listed in priority order. Project totals include match. The match is funded with State funding.

Project estimates are shown in Year of Expenditure Dollars.

9/9/2022

Maintained Sidewalks Map

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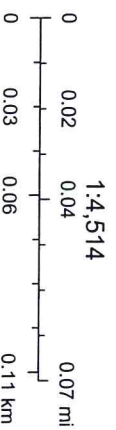
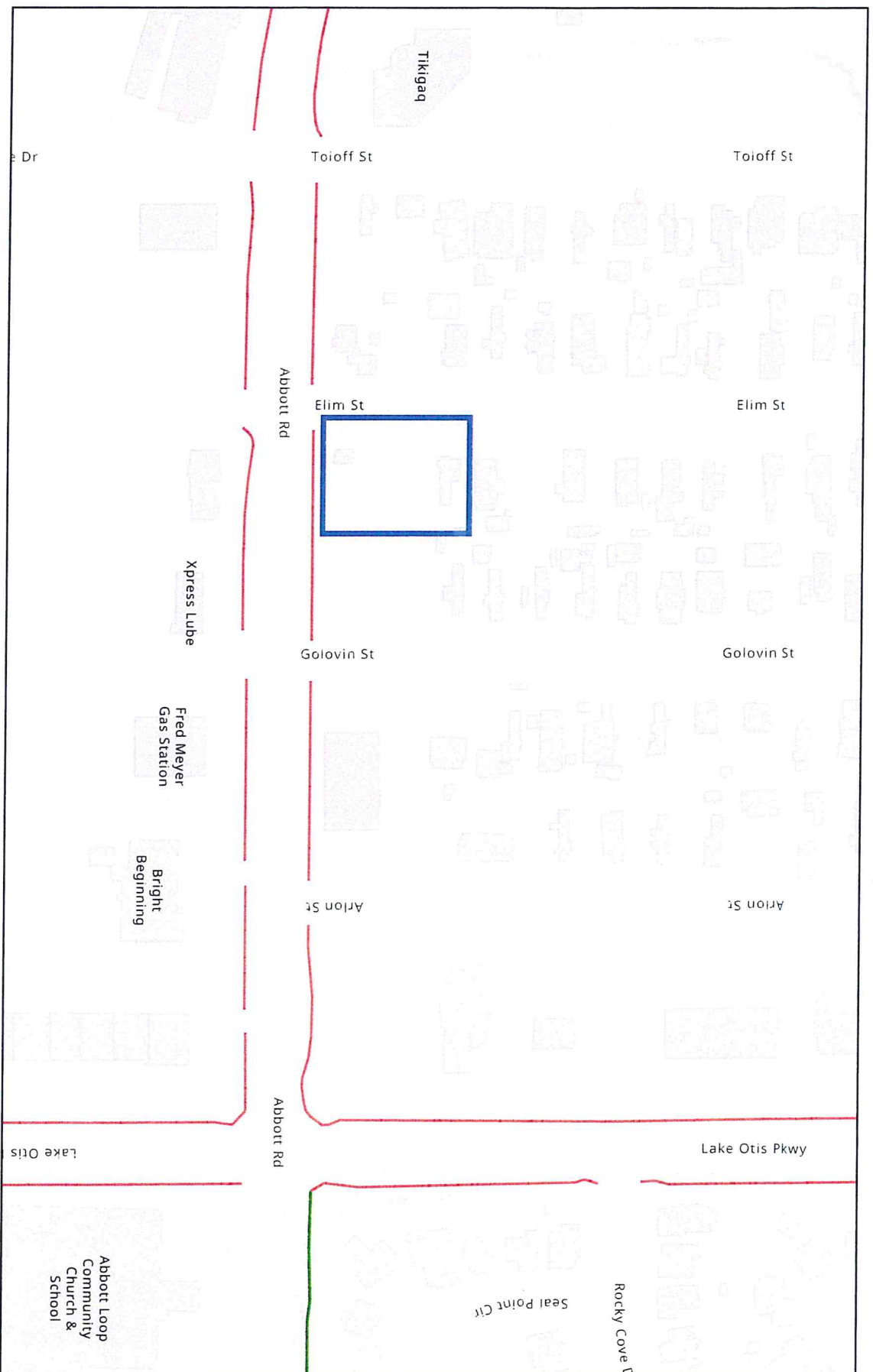
Maintained Sidewalks

Parks



Subject parcels

Street Maintenance



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrisen, Rijkswaterstaat, GSA, Geoland, FEMA,

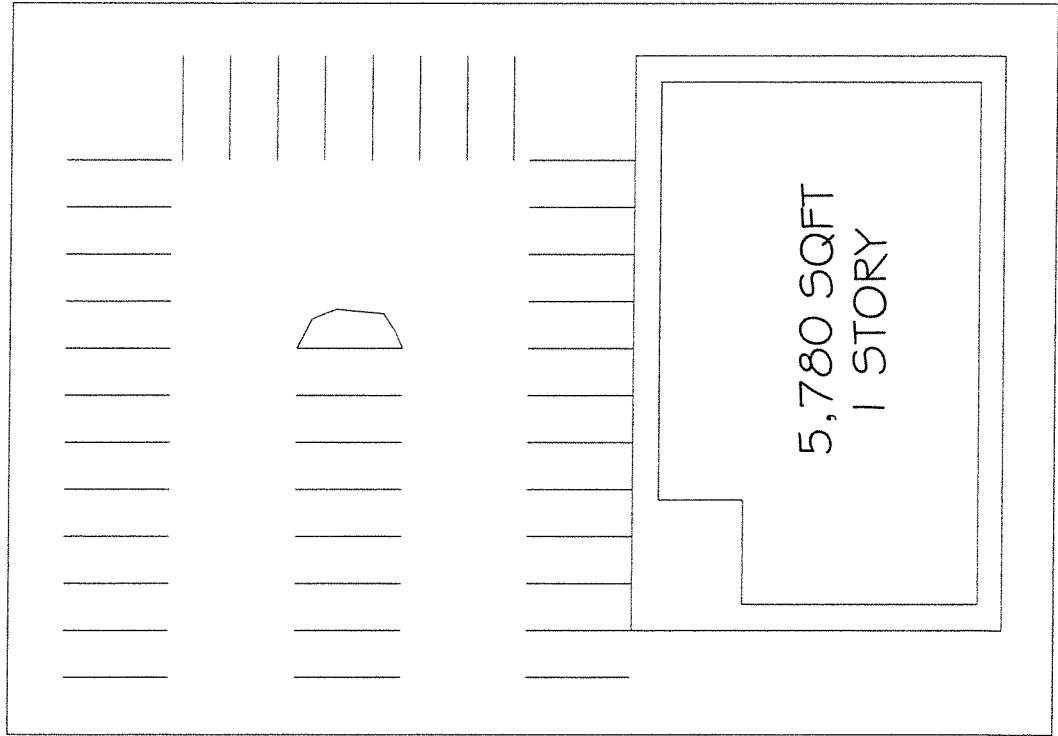
Attachment N

Zoning Comparisons

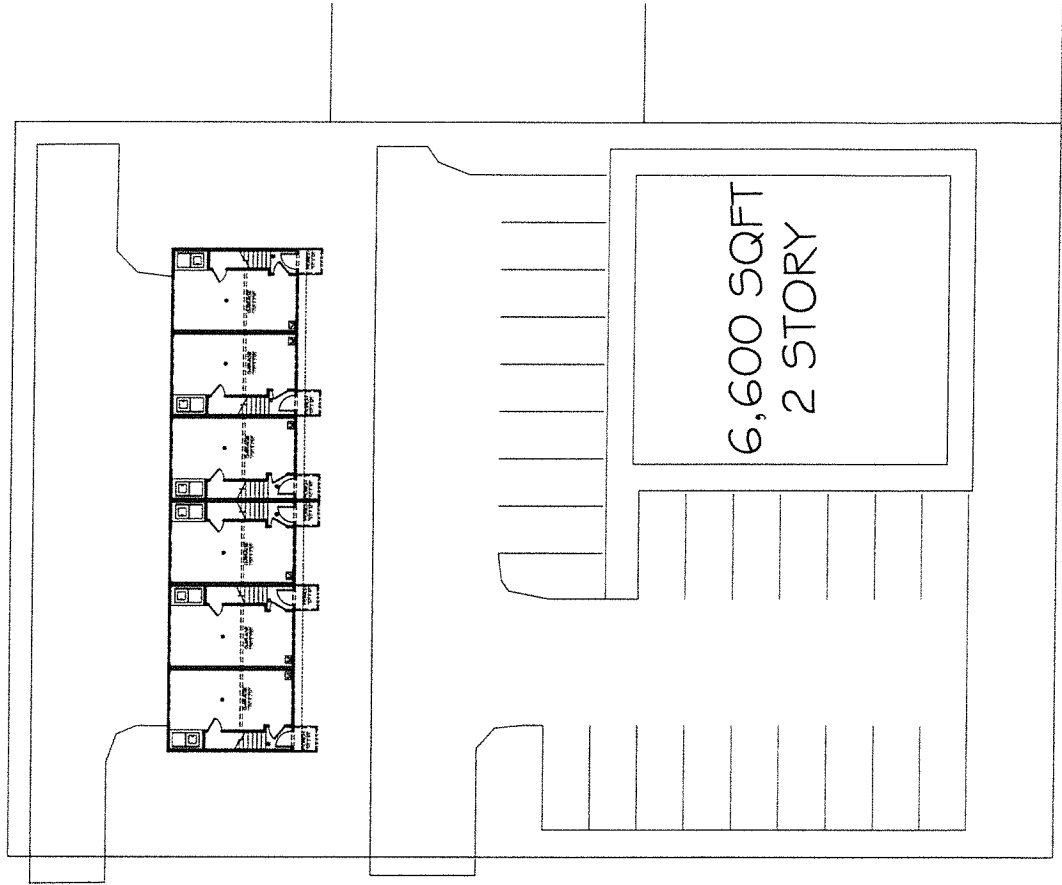
	Area (sq ft)	Minimum lot dimensions			Max. lot coverage (%)	Mooreland (max bldg)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Maximum height of structures (ft)
		Mooreland	Width (ft)	Mooreland			Front	Side	Rear		
B-3: General Business											
Residential household living uses	6,000	Lt 16: 8,401 Lt 17: 8,401 Lt 18: 11,250	50	Lt 16: 60 Lt 17: 60 Lt 18: 80.35	50	Lt 16: 4,201 Lt 17: 4,201 Lt 18: 5,625	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	N/A	45
All other uses	6,000	Lt 16: 8,401 Lt 17: 8,401 Lt 18: 11,250	50	Lt 16: 60 Lt 17: 60 Lt 18: 80.35	Unrestricted	N/A	10	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	N/A	45, except in the McIlwain area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Freewood Lane, where there is no maximum height, and except in the U-MED District area bounded by Tudor Road, Elmire Road, Ambassador Drive, and the north and east alignments of Tudor Centre Drive, where the maximum height is 75
R-4A											
Dwelling, townhouse	2,000	Lt 16: 8,401 Lt 17: 8,401 Lt 18: 11,250	20 (30 on corner lots)	Lt 16: 60 Lt 17: 60 Lt 18: 80.35	60	Lt 16: 5,041 Lt 17: 5,041 Lt 18: 6,250	Min: 10 Max: 20 5	N/A on common lot line; otherwise 5	15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2.	35
Dwelling, mixed-use	6,000	Lt 16: 8,401 Lt 17: 8,401 Lt 18: 11,250	50	Lt 16: 60 Lt 17: 60 Lt 18: 80.35	75	Lt 16: 5,301 Lt 17: 5,301 Lt 18: 6,438	A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030 C.5.)	10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 5			70
Dwelling, multi-family	6,000	Lt 16: 8,401 Lt 17: 8,401 Lt 18: 11,250	50	Lt 16: 60 Lt 17: 60 Lt 18: 80.35	75	Lt 16: 6,301 Lt 17: 6,301 Lt 18: 8,438					75
All other uses	6,000	Lt 16: 8,401 Lt 17: 8,401 Lt 18: 11,250	50	Lt 16: 60 Lt 17: 60 Lt 18: 80.35	75	Lt 16: 6,301 Lt 17: 6,301 Lt 18: 8,438					

Lot 16 0.1928604 acres
 Lot 17 0.1928604 acres
 Lot 18 0.25926446 acres

B-3 CONCEPT



MIXED USE CONCEPT

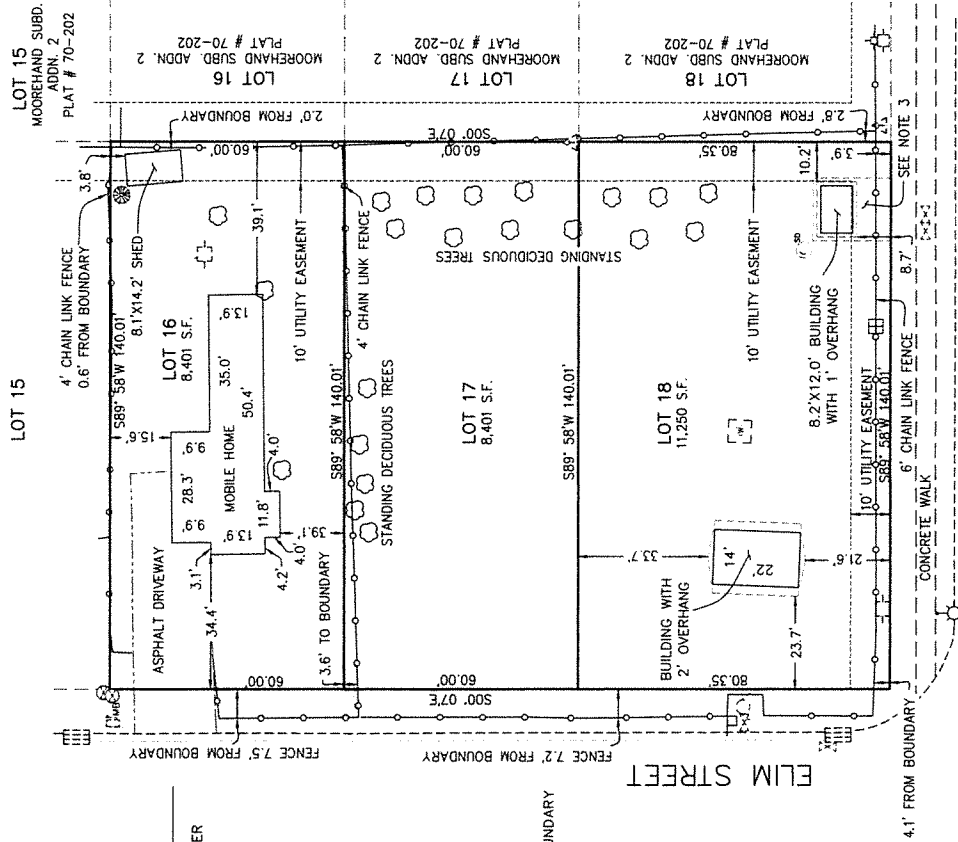


SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON AND THE IMPROVEMENTS EXIST AS SHOWN. FIELD SURVEY: 5/13/2020

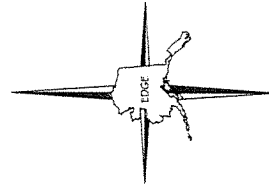


Mark A. Almonetti
MARK A. ALMONETTI
PLS 13022
5/18/2020



LEGEND

- UTILITY POLE TRANSFORMER
- UTILITY POLE
- J-BOX 1
- TRAFFIC LUMINAIRE
- TRAFFIC SIGN
- FIRE HYDRANT
- WATER VALVE
- WELL PIPE
- CURB INLET FLOWLINE
- STORM DRAIN MANHOLE
- MAILBOX
- DECIDUOUS VEGETATION
- CONIFEROUS VEGETATION
- PLANTED GARDEN
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING OVERHANG
- UTILITY EASEMENT
- WATER EASEMENT
- TOP BACK CURB
- LIP OF CURB
- CONCRETE



NOTES

- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN, LLC ON 5/13/2020.
- RECORD DATA SHOWN HEREON IS PER PLAT 70-203, ANCHORAGE RECORDING DISTRICT.
- THERE EXISTS A 320 S.F. WATER EASEMENT RECORDED ON 5/11/2020, DOCUMENT # 2020-018414-0, ANCHORAGE RECORDING DISTRICT.
- THERE EXISTS A BLANKET EASEMENT ON LOT 16 TO CHUGACH ELECTRIC ASSOCIATION, INC RECORDED ON JUNE 20, 1952, BOOK 74, PG. 43, ANCHORAGE RECORDING DISTRICT.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
- IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION. THIS AS-BUILT SURVEY SHOULD NOT BE USED FOR CONSTRUCTION OR BOUNDARY LOCATIONS.



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

AS-BUILT OF LOTS 16-18
MOOREHAND SUBDIVISION
ANCHORAGE RECORDING DISTRICT

DRAWN BY:	DATE:	FIELD BOOK:
TD	5/18/2020	19-32
CHECKED BY:	SCALE:	SHEET:
MA	1" = 30'	1 OF 1

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 Meetinga, 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;

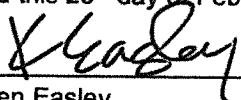
NOW, therefore Abbott Loop Community Council supports the amendment of Moorehand Subdivision No.2 Lots 17 & 18 and Moorehand Subdivision No. 3 Lots 16, 17, & 18 from *Compact Mixed Residential - Medium* land use to *Town Center* land use and from R-5 zoning to B-3 zoning.

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

Attachment Q



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATIONAL MEMORANDUM
No. AIM 82-2023**

Meeting Date: April 11, 2023

From: Chair LaFrance

**Subject: 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.**

Please see the attached resolution from the Abbott Loop Community Council for your review and information.

Prepared by: Jenna Brister, Executive Administrative Assistant

Approved by: Barbara A. Jones, Municipal Clerk

Respectfully submitted: Suzanne LaFrance, Chair