

Application for Zoning Map 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 Zoning: R-5	Acreage: 28,052 sq. ft. / 0.64 acres	Grid #: 2333
Proposed Zoning: B-3		
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) owner of the property described above and that I petition to rezone it 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 rezoning. 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 Date
 (Representatives must provide written proof of authorization)

Christopher M. Schutte
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2023-0097	Meeting Date: P2C: 10/02/2023
--------------	---------------------	------	---------------------------	----------------------------------

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:
 Preliminary Plat 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 area to be rezoned
 Map of area surrounding proposed rezoning, including zoning and existing uses
 Narrative statement explaining:
 need and justification for the rezoning
 the proposed land use and development
 the probable timeframe for development
 an analysis of how the proposal meets the rezoning criteria on page 3 of this application
 Summary of community meeting(s)
 Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



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

Application Narrative

Spinell Homes, Inc., owns Moorehand Subdivision Addition No. 2, Lots 16 through 18, and is requesting to rezone the petition site from R-5 (“Low-Density Residential District”) to B-3 (“General Business District”), pending approval of the concurrent request for comprehensive plan map amendment. Following approval of this rezone, 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, is currently zoned R-5 despite being located along a transit corridor with historical commercial development patterns. Rezoning the petition site to B-3 would increase their potential density, uses, and efficiency, thus increasing likelihood for redevelopment in a manner that more closely aligns the land use outcomes with the goals, objectives, and guidelines of the comprehensive plan than the current zoning.

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*).

Zoning Map Amendment Standards

Spinell Homes requests concurrent Comprehensive Plan and Zoning Map amendments for Moorehand Subdivision Addition No. 2, Lots 16-18, (see *Attachment E*) pursuant to the process in Anchorage Municipal Code 21.03.070C. This Zoning Map amendment (rezone) request meets the criteria for approval in AMC 21.03.160E:

<p>AMC 21.03.160E.1. <i>The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare;</i></p>

The proposed rezone will allow for redevelopment of three underutilized parcels directly adjacent to the Abbott Road commercial corridor that stretched between New Seward Highway to the west and Lake Otis Parkway to the east. Redevelopment options available through rezoning of the petition site includes small-scale, neighborhood-serving businesses (like the neighboring businesses already in operation along the Abbott Road commercial corridor) to small-scale mixed-use commercial and residential development.

Regardless of the final development plans, proposed rezone will improve the appearance, livability, and functionality of the petition site that contribute to the economic success of the surrounding

neighborhoods. It is in the best interest of the citizens of Anchorage and promotes the public health, safety, and general welfare.

AMC 21.03.160E.2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s);

This is being processed as a concurrent Comprehensive Plan Amendment and Zoning Map Amendment. If the Comprehensive Plan Amendment is approved, this request for rezoning will comply with and conform to the intent of the *Anchorage 2040 Land Use Plan* and *Anchorage 2040 Land Use Plan Map* when interpreted with flexibility (per AMC 21.03.160F):

- This proposed rezoning is being processed concurrently with a related amendment to the comprehensive plan map following AMC 21.03.070C.3.
- The petition site of the proposed rezone and comprehensive plan amendment are located on or near the boundaries of existing comprehensive plan map designations and fulfill the intent, goals, objectives, policies, and guidelines of the comprehensive plan, including locational criteria for designations on the *Anchorage 2040 Land Use Plan Map*.

AMC 21.03.160E.3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title;

The proposed rezoning is generally consistent with the broad zoning district purpose and intent for "Commercial Districts" as described in AMC 21.04.030A. and demonstrated below:

CODE SECTION	INTENT
<p>AMC 21.04.030A.1. AMC 21.04.030A.2.</p>	<p>Proposed rezone will allow appropriately located retail, service establishments, or office uses needed by the municipality, should future development of these types occur on the petition site. Additionally, the petition site provide adequate area to meet the needs of any future commercial development.</p> <p>The current zoning prohibits <u>any</u> by right commercial uses and allows only a few Conditional Uses, such as:</p> <ul style="list-style-type: none"> • Parking lot or structure (50+ spaces); • Parking lot or structure (less than 50 spaces); and • Commercial horticulture.

<p>AMC 21.04.030A.3.*</p>	<p>Proposed rezone will encourage redevelopment of underused commercial corridor along Abbott Road between Lake Otis and Independence Drive.(* see "Residential Capacity" below)</p> <p>Lots 17 and 18 are both vacant parcels; Lot 16 contains an old mobile home. Rezoning will allow the petition site to be redeveloped for uses more compatible with the adjacent commercial corridor.</p>
<p>AMC 21.04.030A.4.</p>	<p>Proposed rezone can minimize and/or reduce vehicle miles traveled by concentrating commercial uses along Abbott Road within the Abbott Town Center, as designated on the <i>Anchorage 2020: Anchorage Bowl Comprehensive Plan "Land Use Policy Map"</i> (pg. 50) and <i>Anchorage 2040 Land Use Plan Map</i>.</p> <p>Additionally, petition site benefits from being included in the <i>Anchorage 2040 Land Use Plan</i> growth supporting feature "Transit-supportive Development" (pg. 60) corridors where transit service supports more compact and walkable patterns of commercial, residential, and/or mixed-use development. TSD can "expand housing opportunities, as well as commercial land uses," and encourage "more residences (including workforce and affordable housing) and commercial building space are needed in the corridor to support more frequent, all-day transit service" that connects to "local and regional destinations: Town Centers, City Centers, and other service/ employment centers, such as the UMED." (pg.60).</p>
<p>AMC 21.04.030A.5.</p>	<p>Given the location of the petition site, directly adjacent to higher intensity commercial uses and traffic, proposed rezone will allow development in an area of the municipality best developed for traffic and access.</p> <p>Abbott Road, between New Seward Highway and Lake Otis Parkway, is classified as a Class III Major Arterial (OSHP, pg. 49) that is predominantly a commercial arterial corridor. Commercial streets like Abbott Road are designed to balance traffic mobility with land access (OSHP, pg. 21).</p> <p>Abbott Road (E/W) traffic volumes on October 6, 2021: Vehicle Volumes E: 8,578 Vehicle Volumes W: 7,666</p>

	<p>AADT: 19,300</p> <p>Abbott Road (E/W) traffic volumes on October 27, 2021: Vehicle Volumes E: 7,688 Vehicle Volumes W: 7,339 AADT: 25,200 (see Attachment H)</p>
AMC 21.04.030A.6.	Proposed rezone will strengthen and further concentrate the economic base of the Municipality and provide employment opportunities.
AMC 21.04.030A.7.	Proposed rezone will allow commercial land uses that meet the needs of and attract local residents, as well as regional and statewide populations. Given the relatively small size of the petition site, however, any commercial use is anticipated to be smaller in scale and intensity.
AMC 21.04.030A.9.	With required setbacks, building placement, and other Title 21 development and design standards for B-3, proposed rezone will minimize land use impacts of any potential commercial and/or mixed-use development on adjacent residential districts.
AMC 21.04.030A.10.	While there are no adjacent stream corridors, wetlands, and other important natural resources near the petition site, no adverse impacts of commercial development are anticipated.
AMC 21.04.030A.11.	While no utility or telecommunications uses are envisioned for the petition site, proposed rezone could allow for future public and semi-public uses such as utilities and telecommunications infrastructure needed to complement commercial development.

***RESIDENTIAL CAPACITY**

While proposed rezone deviates from the general purpose/intent of commercial districts in AMC 21.04.030A.3. (“... discourage further geographic expansion of commercial areas not designated in the comprehensive plan...”), this request for B-3 zoning actually increases the by right residential development capacity for the petition site above the maximum capacity allowed under R-5.

Additionally, proposed rezone would allow residential development to occur in conjunction with commercial development, which could both (a) provide more housing than current zoning allows and (b) result in more efficient use of limited developable land within the Municipality.

Consider the following comparison of three different zoning designations for the petition site: R-5, B-3, and R-4A (see *Attachment N*).

CURRENT ZONING (R-5):

- all three parcels only allow 1 principal structure on each lot;
- all three parcels only allow 1 single-family dwelling or mobile home on each lot;
- DUA for Lots 16 and 17 is 5.19 DUA and for Lot 18 is 3.87;
- maximum building footprint (based on maximum allowable lot coverage) for Lots 16 or 17 is 2,520 sq. ft. and for Lot 18 is 3,375 sq. ft. ; and
- maximum height of structures is 45 feet.

PROPOSED ZONING (B-3):

- all three parcels would allow more than 1 principal structure on each lot;
- all three parcels would allow “Dwelling, mixed- use” and “Dwelling, multifamily” residential uses by right, and “Dwelling, townhouse” residential use following Administrative Site Plan Review;
- under different “Residential household living” use scenarios available in B-3:
 - “Dwelling, multifamily” on Lots 16 or 17 at 3 units yields 15.56 DUA;
 - “Dwelling, multifamily” on Lots 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.
- maximum building footprint (based on maximum allowable lot coverage) for Lots 16 or 17 is 4,201 sq. ft. and for Lot 18 is 5,625 sq. ft.; and
- maximum height of structures is 45 feet.

COMPARISON ZONING (R-4A):

- all three parcels would allow more than 1 principal structure on each lot following Administrative Site Plan Review;
- all three parcels would allow “Dwelling, mixed- use” and “Dwelling, multifamily” residential uses by right, and “Dwelling, townhouse” residential use following Administrative Site Plan Review;
- under different “Residential household living” use scenarios available in B-3:
 - “Dwelling, multifamily” on Lots 16 or 17 at 3 units yields 15.56 DUA;
 - “Dwelling, multifamily” on Lots 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.

- maximum building footprint (based on maximum allowable lot coverage) for Lots 16 or 17 is 6,301 sq. ft. and for Lot 18 is 8,438 sq. ft.; and
- maximum height of structures is 75 feet for “Dwelling, multifamily” or 70 feet for “Dwelling, mixed- use.”

Anchorage 2020: Anchorage Bowl Comprehensive Plan adopted a residential development policy (#9) to require “residential development located within ¼ mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8 dwelling units per acre” (pg. 72). And the *Anchorage 2040 Land Use Plan* identifies transit corridors as a Growth-Supporting Feature that encourages development “to be generally in the range of 8 to 20 housing units per acre” (pg. 60). Yet, current zoning for the petition site, all of which are located directly on the Abbott Road transit corridor, does not achieve this residential density.

In summary, proposed rezone will increase *potential* residential capacity above current capacity under R-5 zoning and allows residential development to occur in conjunction with commercial development, providing more housing choices, more efficient use of limited developable land within the Municipality, and support resilient Growth-Supporting Features.

AMC 21.03.160E.3. *The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title;*

This is being processed as a concurrent Comprehensive Plan Amendment and Zoning Map Amendment. If the Comprehensive Plan Amendment is approved, the petition site will be designated as “Town Center” land use and, thus, will be eligible for rezone to B-3. Additionally, the proposed rezoning also is generally consistent with the B-3 zoning district purpose and intent for “General Business District” as described in AMC 21.04.030D.:

CODE PURPOSE	HOW REZONE REQUEST MEETS PURPOSE
<p><i>The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities.</i></p>	<p>Petition site is located along a commercial corridor directly adjacent to higher intensity commercial uses and heavy traffic along Abbott Road, a Class III Major Arterial (OSHP, pg. 49).</p> <p>Abbott Road traffic volumes between New Seward Highway and Lake Otis Parkway on October 6, 2021: Vehicle Volumes E: 8,578 Vehicle Volumes W: 7,666 AADT: 19,300</p>

	<p>Abbott Road traffic volumes between New Seward Highway and Lake Otis Parkway on October 27, 2021: Vehicle Volumes E: 7,688 Vehicle Volumes W: 7,339 AADT: 25,200 (see Attachment H)</p> <p>The proposed B-3 zoning district is compatible with surrounding higher intensity commercial uses and heavy traffic along Abbott Road. Additionally, fully maintained sidewalks exist along both sides of Abbott Road (see Attachment M).</p>
<p><i>They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement.</i></p>	<p>Title 21-required development and design standards will ensure any future developments provide an attractive appearance with landscaping, sufficient parking, some pedestrian amenities, and controlled traffic movement off Elim Street (no direct access to Abbott Road will be allowed.)</p>
<p><i>Environmental impacts should be minimized.</i></p>	<p>Proposed rezone can minimize and/or reduce vehicle miles traveled by concentrating commercial and/or office uses along a transit-served commercial corridor within the Town Center designated on the Land Use Policy Map of Anchorage 2020: Anchorage Bowl Comprehensive Plan (pg. 50) and "Town Center" land use designation of the Anchorage 2040 Land Use Plan Map.</p>
<p><i>Abutting residential areas should be protected from potentially negative impacts associated with commercial activity.</i></p>	<p>With required setbacks, building placement, and other Title 21 development and design standards for B-3, proposed rezone will minimize land use impacts of any potential commercial and/or mixed-use development on adjacent residential districts.</p>
<p><i>While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and</i></p>	<p>The Anchorage 2040 Land Use Plan 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) and owned by the Municipality of Anchorage (see Attachment G). Additionally, the entire Abbott Road</p>

<p><i>design shall accommodate pedestrians and bicyclists.</i></p>	<p>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.</p>
<p><i>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.</i></p>	<p>Proposed rezone will allow commercial land uses that meet the needs of and attract local residents, first, followed by regional and statewide populations. Given the relatively small gross acreage of the petition site, however, any commercial use is anticipated to be smaller in scale and intensity.</p>

AMC 21.03.160E.4. *The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities;*

The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities:

- Petition site will help the municipality fulfill the growth-supporting purpose of **Transit-Supportive Development**, contained within the *Anchorage 2040 Land Use Plan* (pg. 60), and are located along a **Transit-Supportive Development Corridor**, as depicted on the “Actions Map” (pg. 94).
- Petition site is in the immediate vicinity of **Targeted Area Rezonings**, as depicted on the *Anchorage 2040 Land Use Plan* “Actions Map” (pg. 94).
- Petition site fall within the “Town Center” land use designation, as depicted on the *Anchorage 2040 Land Use Plan Map*, and the “Uses,” “Character,” and “Density” described in the *Anchorage 2040 Land Use Plan* (pg. 43).
- Petition site adjacent to other B-3 zoning designations similarly situated along the Abbott Road corridor, as depicted on the Zoning Map (see Attachment F).

AMC 21.03.160E.5. *Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development;*

The petition site enjoys adequate facilities and services to accommodate the proposed zoning 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.)

AMC 21.03.160E.6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated;

The rezoning will not result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation.

AMC 21.03.160E.7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations;

The proposed rezoning will not result in significant adverse impacts upon adjacent land uses.

By allowing more intense development density directly along Abbott Road, rezoning 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 (see Attachment H) of Abbott Road and the residential neighborhood to the north.

Additionally, with required setbacks, building placement, landscaping, pedestrian amenities, and other Title 21 development and design standards for B-3, proposed rezone will minimize land use impacts of any potential commercial and/or mixed-use development on adjacent residential districts.

AMC 21.03.160E.8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan; and

The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan. While the Abbott Town Center Plan was never approved, the last draft version of the plan laid out a vision for the Abbott Town Center that projected the petition site would be classified as "Town Center General" and "Office" as both an allowable land use for "Town Center General" and an allowable building and lot type.

AMC 21.03.160E.9. The rezoning shall not result in a split-zoned lot.

The rezoning shall not result in a split-zoned lot.



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.

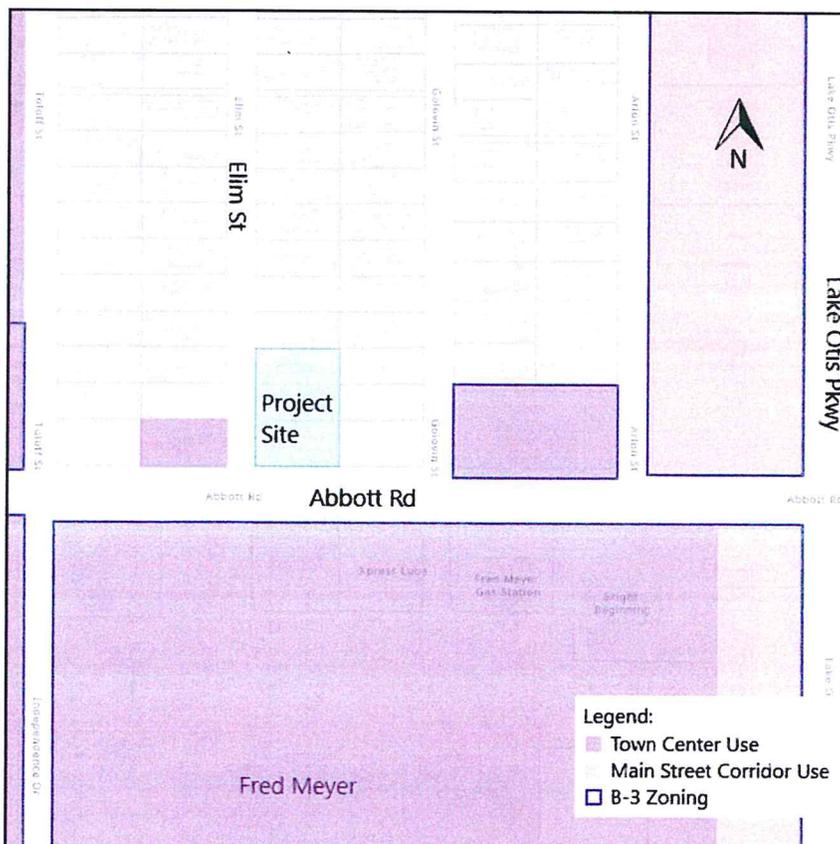
Please check the Abbott Loop Council page on communitycouncils.org for possible meeting changes or updates.

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»

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.

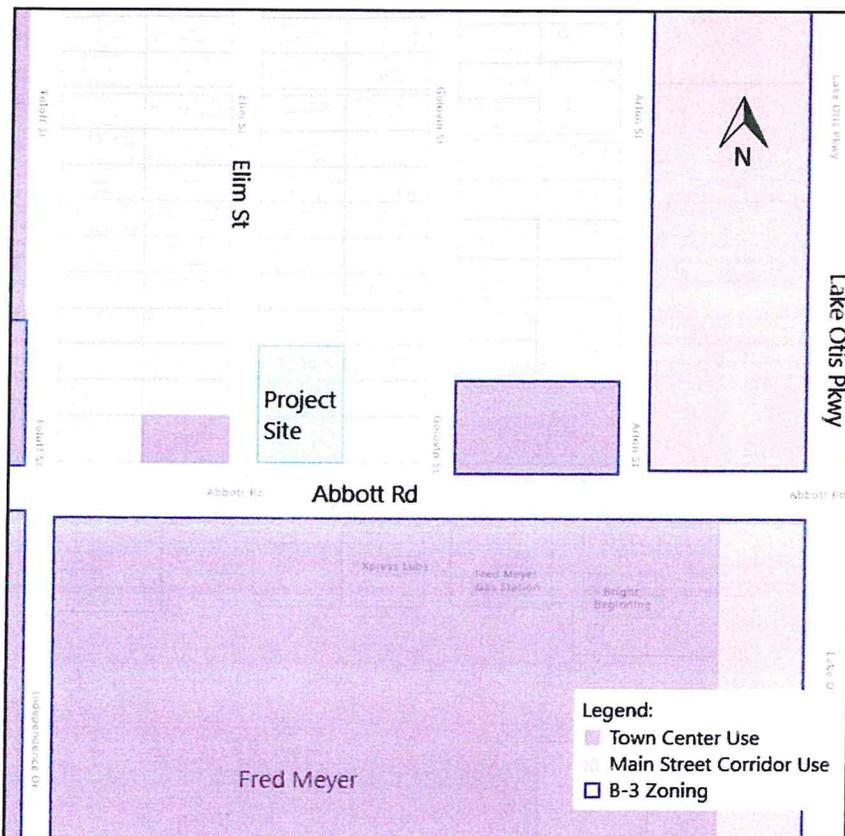
Please check the Abbott Loop Council page on
communitycouncils.org for possible meeting
changes or updates.

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.

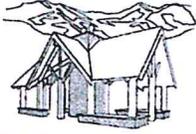
The project site of approximately 0.64 acres is located north east of the intersection of Abbott Rd and Elim St, described as Moorehand Subdivision No. 3 Lot 16, 17, & 18.

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=PLylc7U989Xcav5eQC9FmjAEofZD576ech>

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 e'nen'aaq' 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

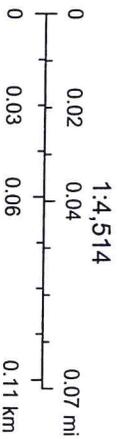
PARKS & REC	Roads & Projects	P & Z	Cannabis & Alcohol	Membership & Events	Community Patrol	By-Laws Committee
Mark Miner Chair	Emily Sullivan Chair	Needs Chair	Needs Chair	Lizzie Newell Chair	Dan Rudder Lead	Kari Nore Chair
Sheila Cernich	Dan Boland	Akis Gialopsis		Kari Nore	Patti Higgins	Susan Soule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



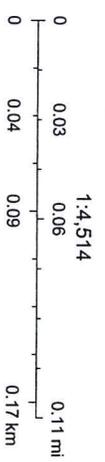
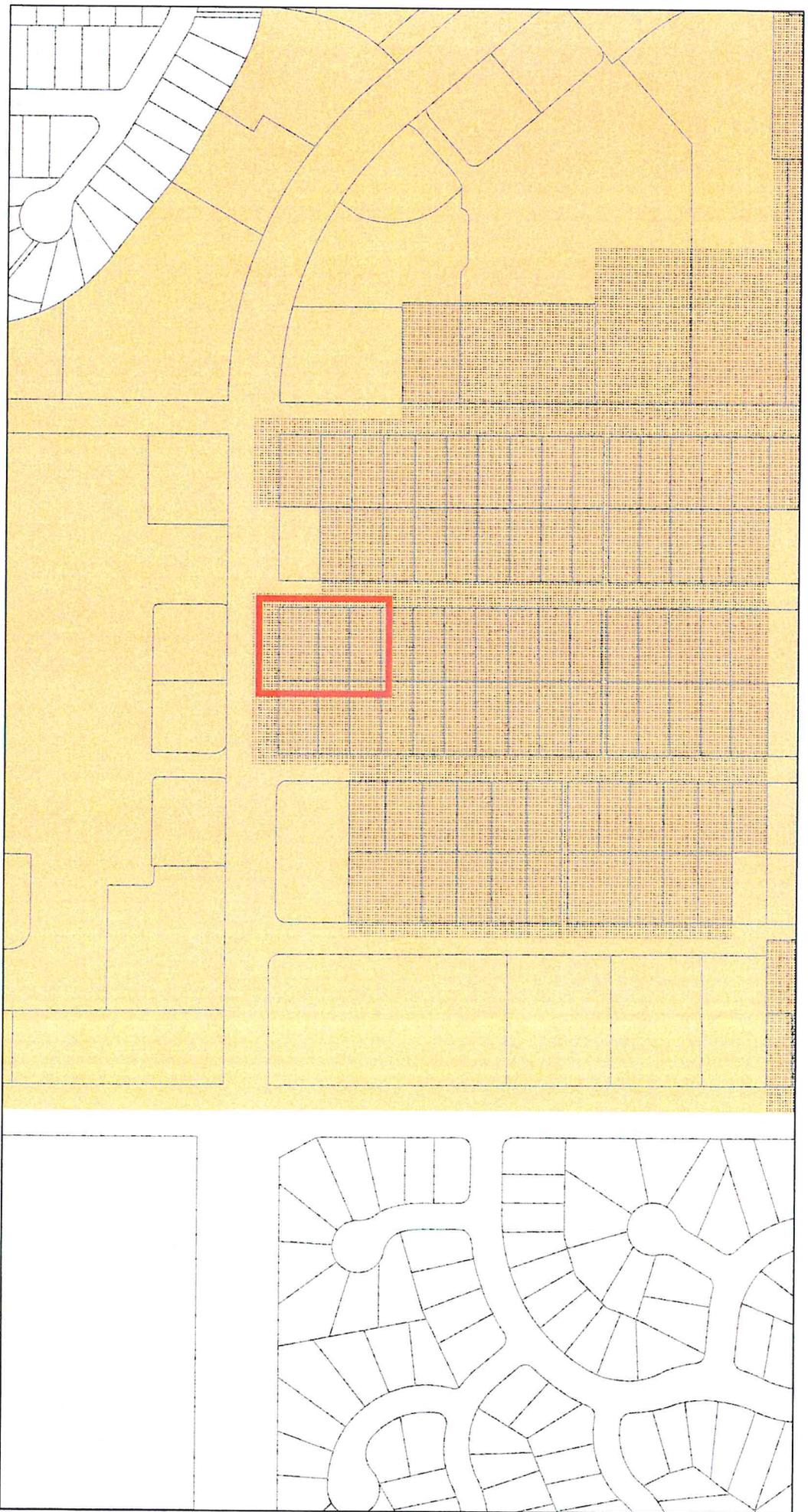
6/7/2023, 9:07:36 AM

- Property Information
- Anchorage 2040 Land Use Designations
 - Compact Mixed Residential - Low
 - Compact Mixed Residential - Medium
 - Town Center
- Main Street Corridor
- Community Facility or Institution ROW (White)
- Subject parcels



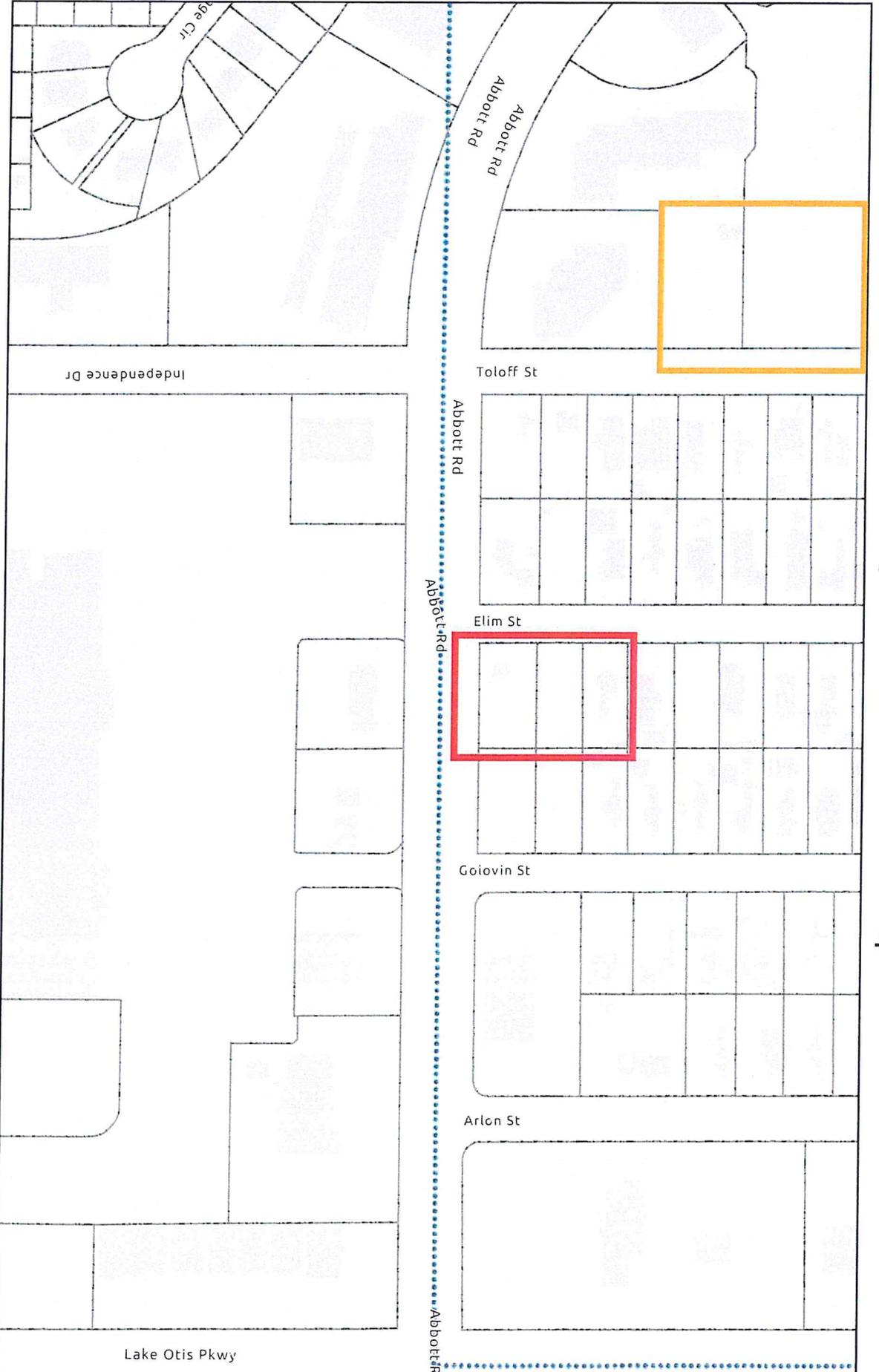
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Provided by Municipality of Anchorage Municipality of Anchorage

Areas of Growth and Change by 2040



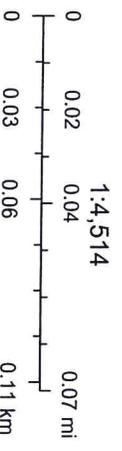
MOA GDIC, MOA Planning Sources: Esri, Albus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community.

LUPM Implementation Actions Map

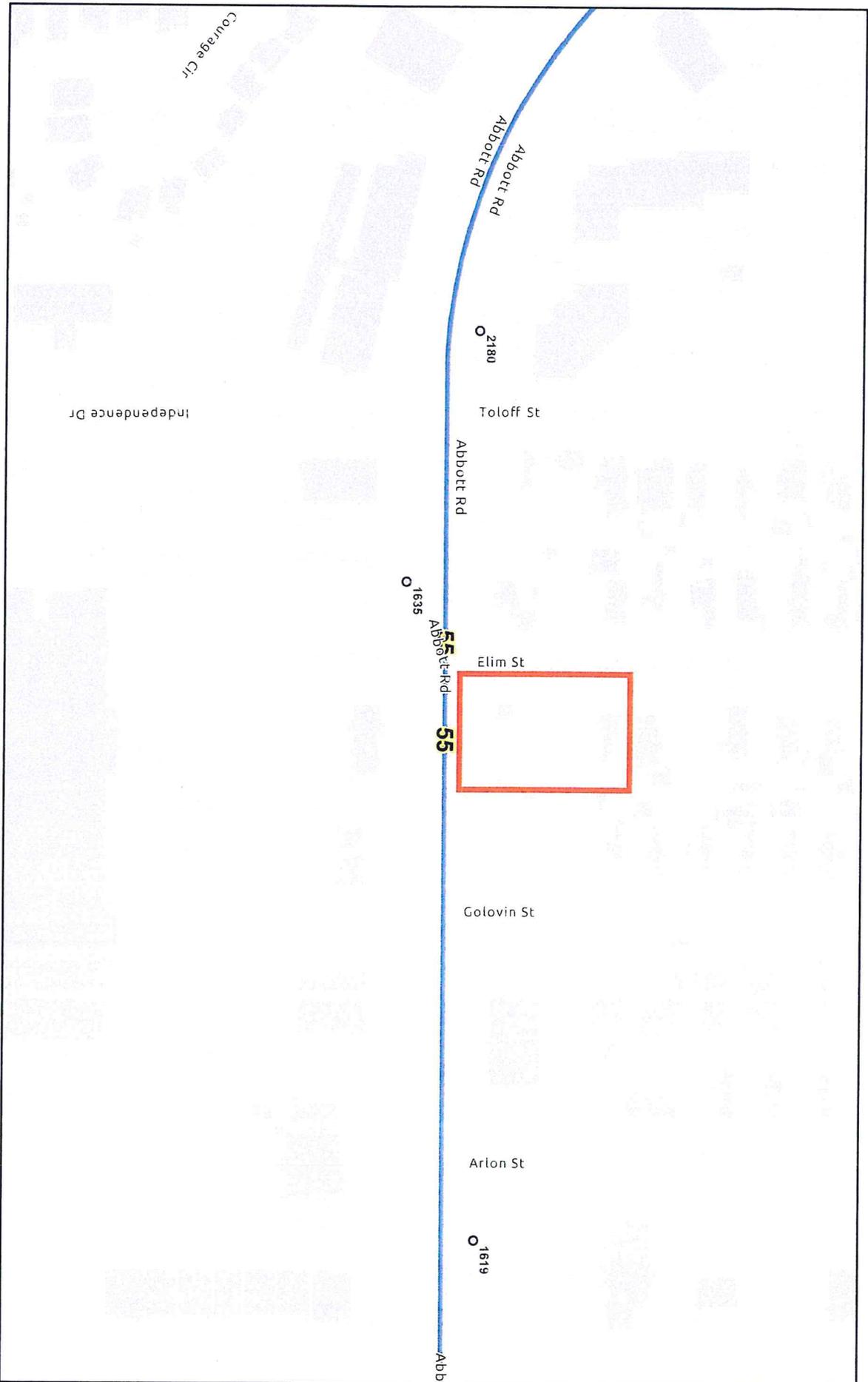


6/7/2023, 9:15:07 AM

-  Anchorage 2040 Land Use Plan Boundary
-  Transit-Supportive Development Corridors
-  Property Information
-  Targeted Area Rezonings*
-  Subject parcels



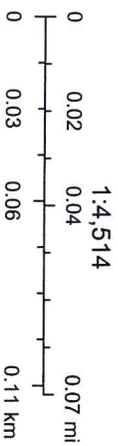
MOA People Mover



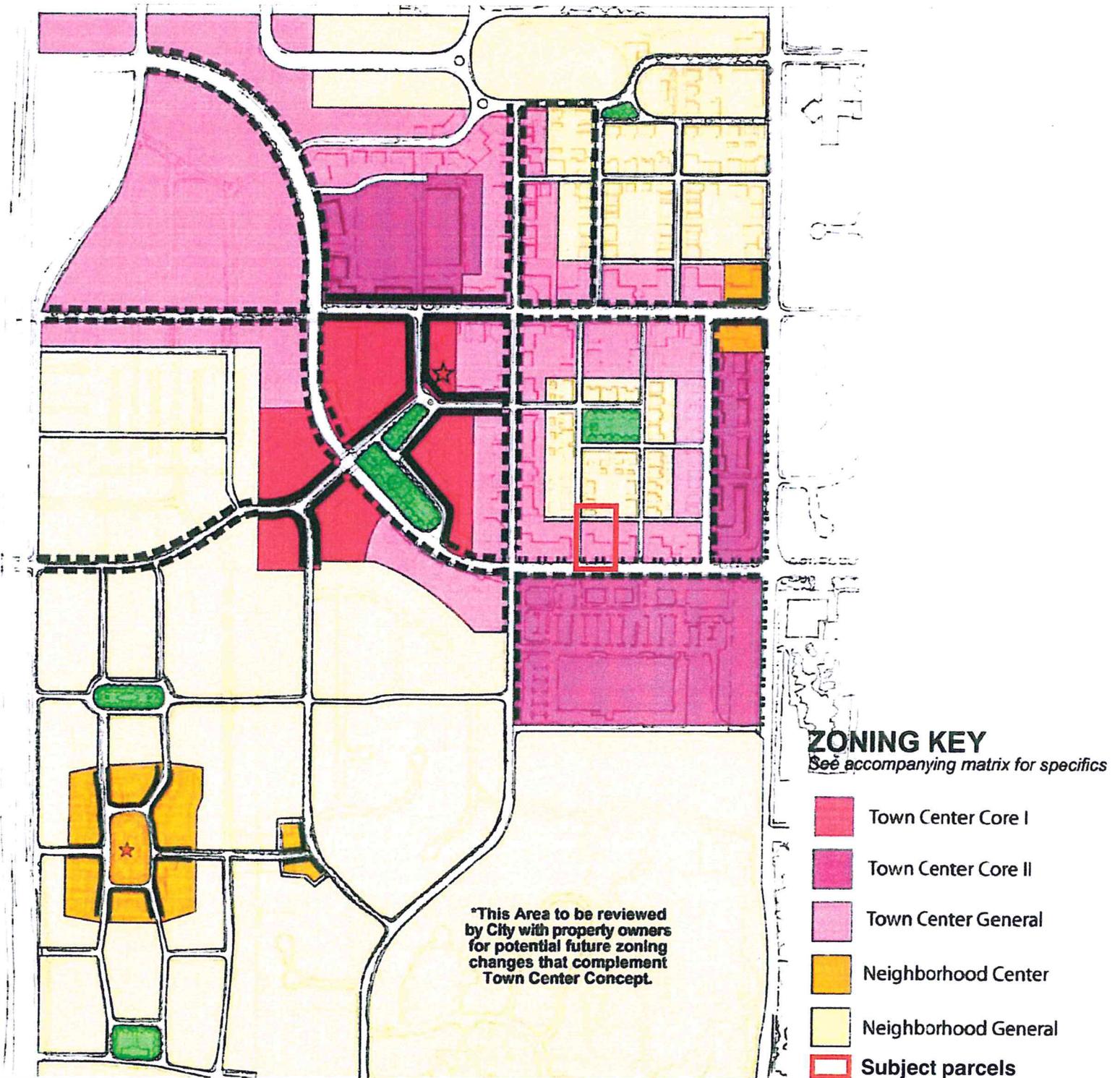
6/7/2023, 12:04:52 PM

○ Bus Stops

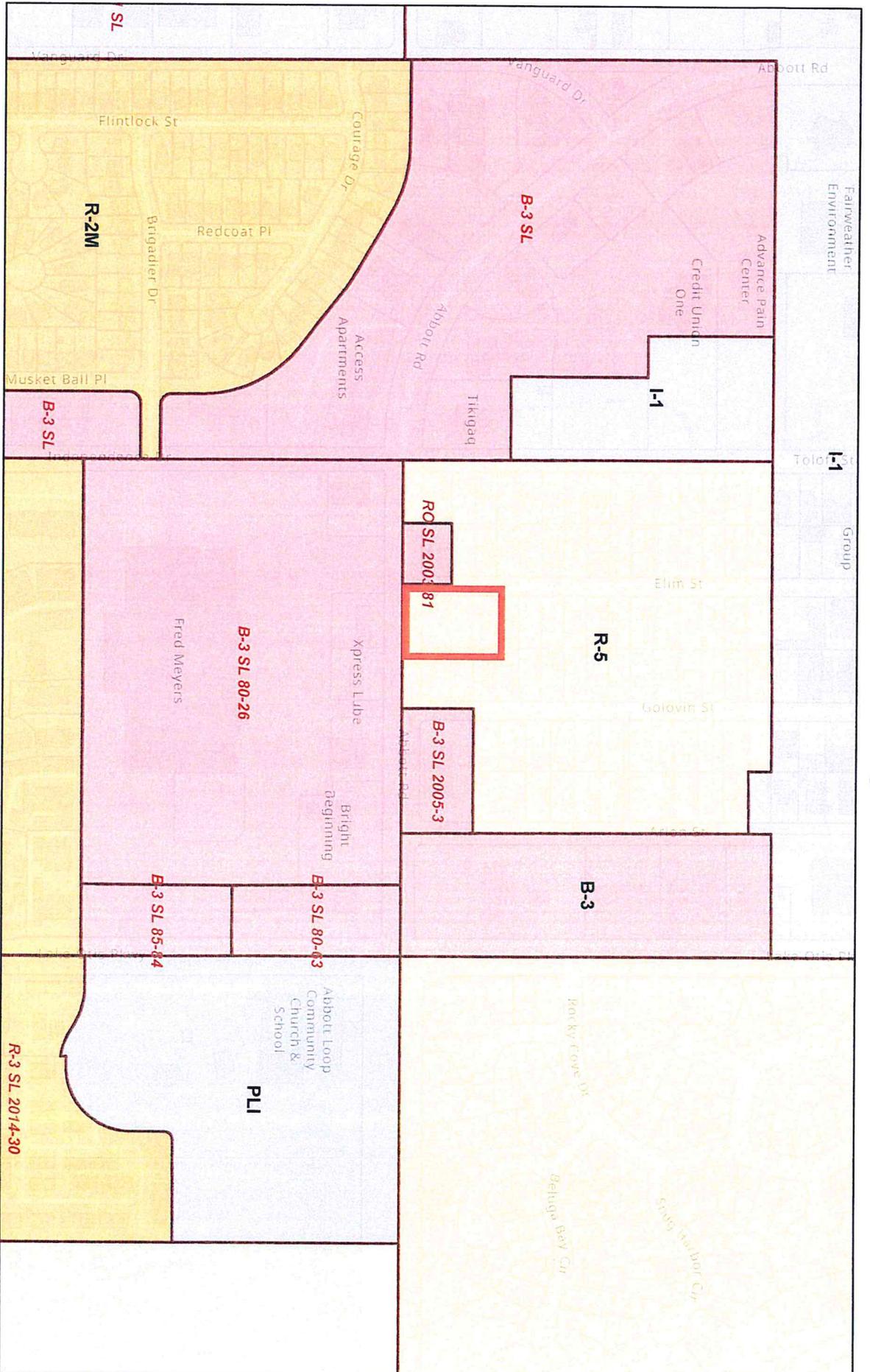
□ Subject parcels



Kenai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Anchorage School District | Kenai



MOA Zoning



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

Zoning Outlines

Zoning

Subject Parcels

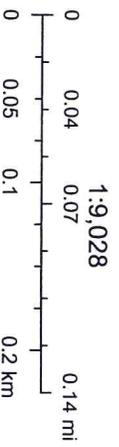
Multiple Family Residential

Commercial

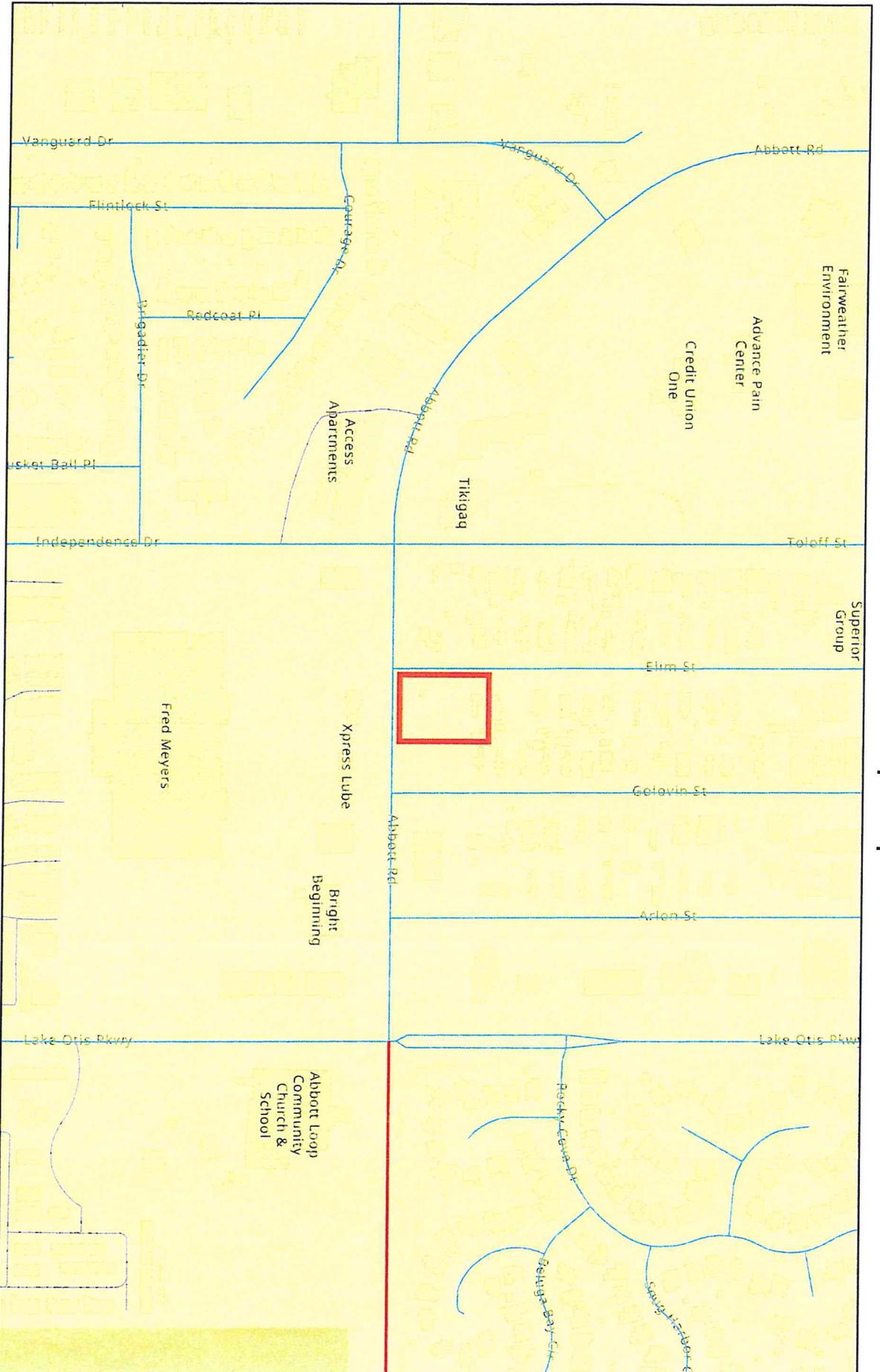
Public Lands and Institutions

Parks

Property Information_Hosted

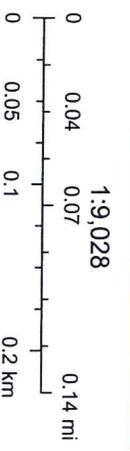


Street Ownership Map



6/7/2023, 12:07:12 PM

- State (DOT &PF)
- Anchorage Street Maintenance
- Other Agencies or Private
- Road_Service_Areas
- Anchorage Service Area (ARDSA)
- Subject parcels



1:9,028

Esri, USGS, FEMA, Kenai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Satelgraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Web AppBuilder for ArcGIS



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

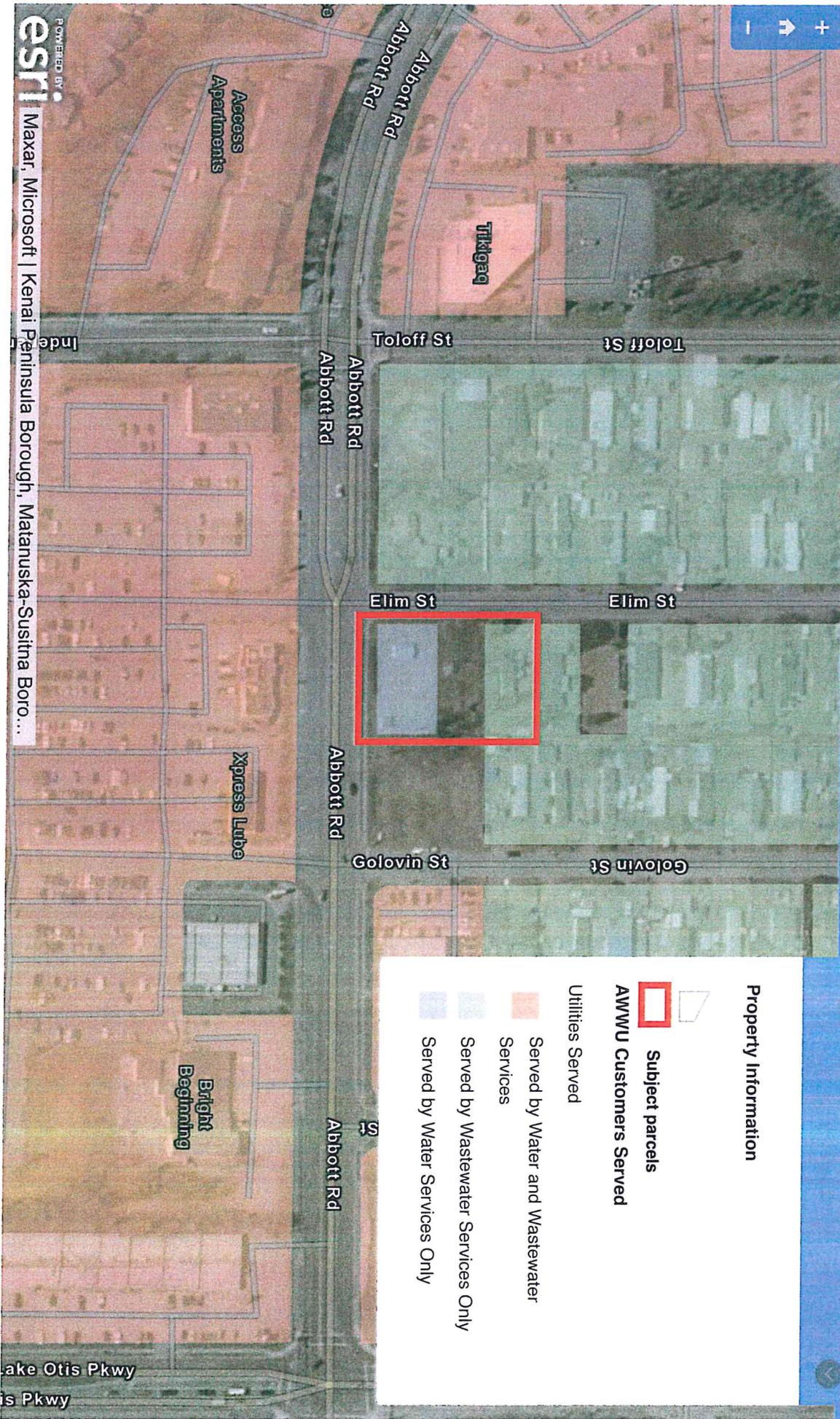
100 ft

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



Customers: Water & W...



POWERED BY
esri

Maxar, Microsoft | Kenai Peninsula Borough, Matanuska-Susitna Boro...

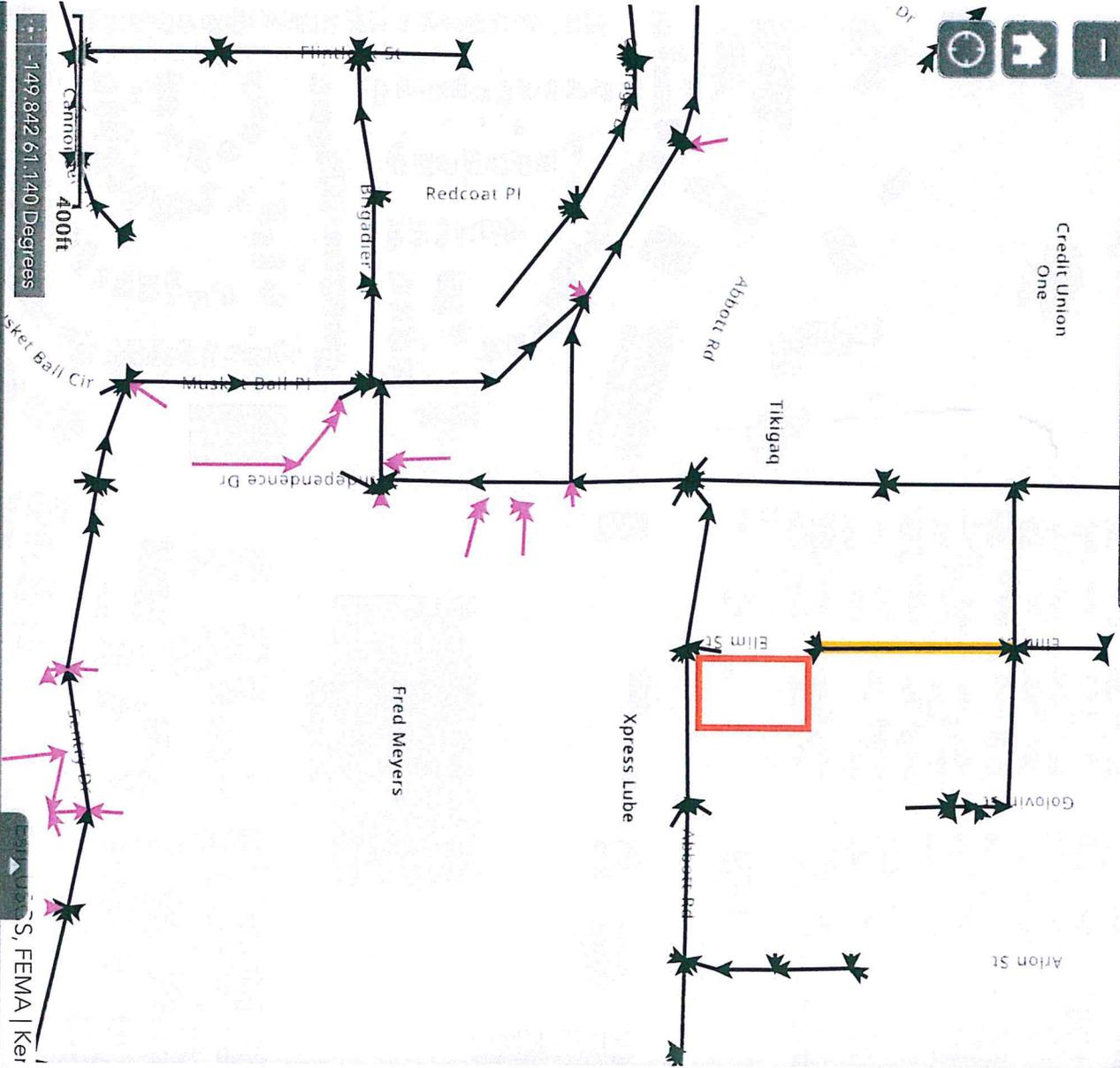
Legend

Property Information

-  **Subject parcels**
-  **AWWU Customers Served**
- Utilities Served**
 -  Served by Water and Wastewater Services
 -  Served by Wastewater Services Only
 -  Served by Water Services Only



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

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 Improvements	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 Pl 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

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

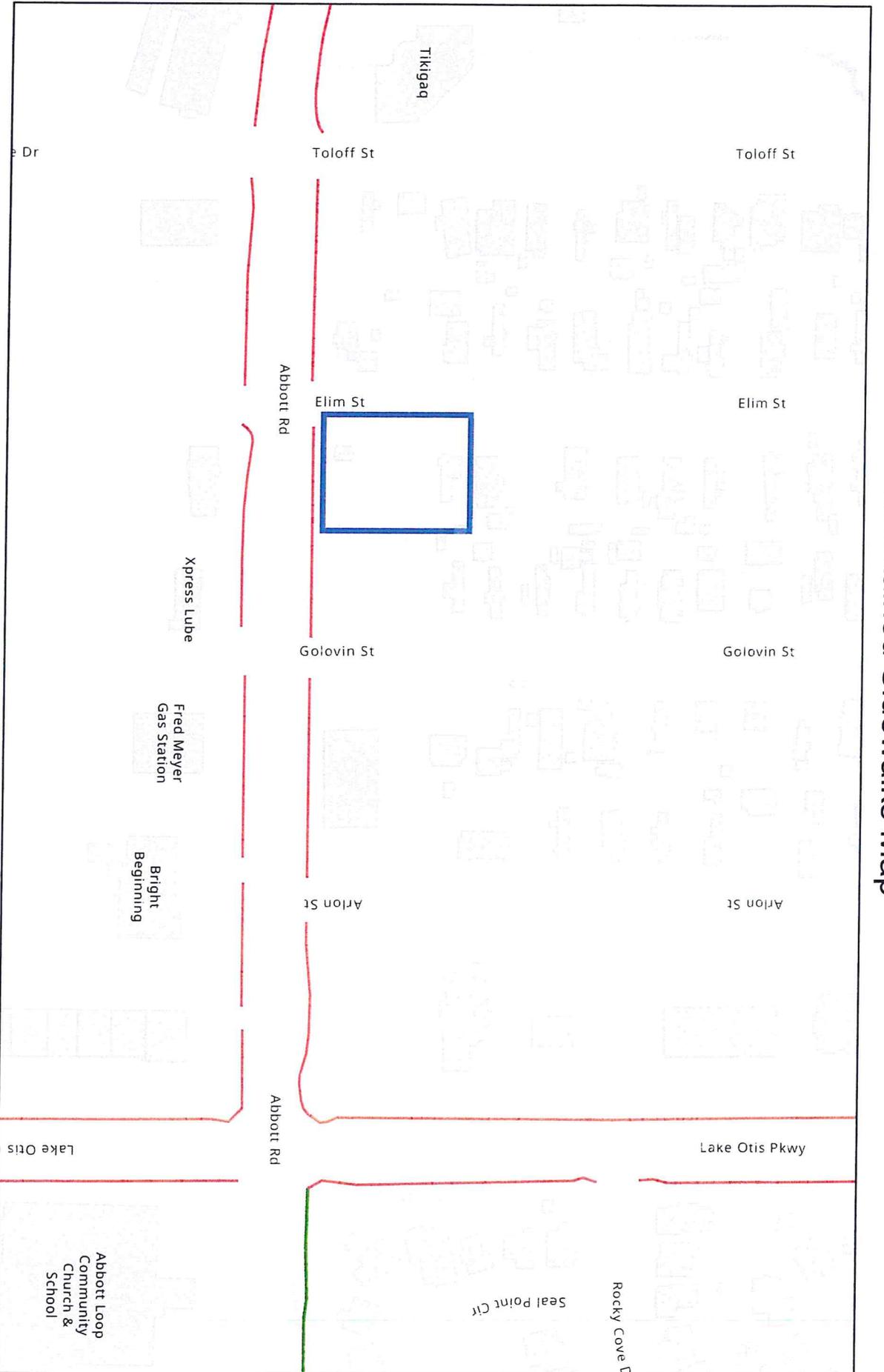
STIP Need ID	Responsible Agency	TIP Need ID*	PROJECT LOCATION	PROJECT PHASING PLAN	FEDERAL FISCAL PROGRAMMING				Estimated funding needs after 2026	Est project cost 2023- 2026	Est total project cost	
					YEAR (in Thousands)							
					2023	2024	2025	2026				
29730	DOT&PF	NHS0002	Seward Highway Dowling 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		
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 reconstruct 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 - U/C	\$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 Detectors, Destination & Distance Signage, Pavement Markings and Signalization, Abandoned Vehicle 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	\$0	\$66,550	\$66,550
	DOT&PF	NHS0007	Seward Highway MI 98.5-118 Reconstruction - Project will reconstruction the Seward Highway from MP 98.5-118 to a 4-lane highway.	2023 - ID	\$2,500	\$662,500	\$0	\$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	\$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	\$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 interchange 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	\$0	\$0
	DOT&PF	NHS0011	Malden Road - Deharr 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 needed).		\$0	\$14,400	\$0	\$0	\$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	\$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.

Maintained Sidewalks Map



6/7/2023, 12:12:57 PM

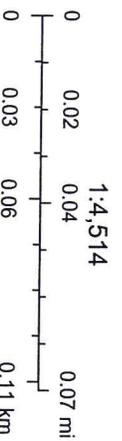
Maintained Sidewalks

Parks



Subject parcels

Street Maintenance



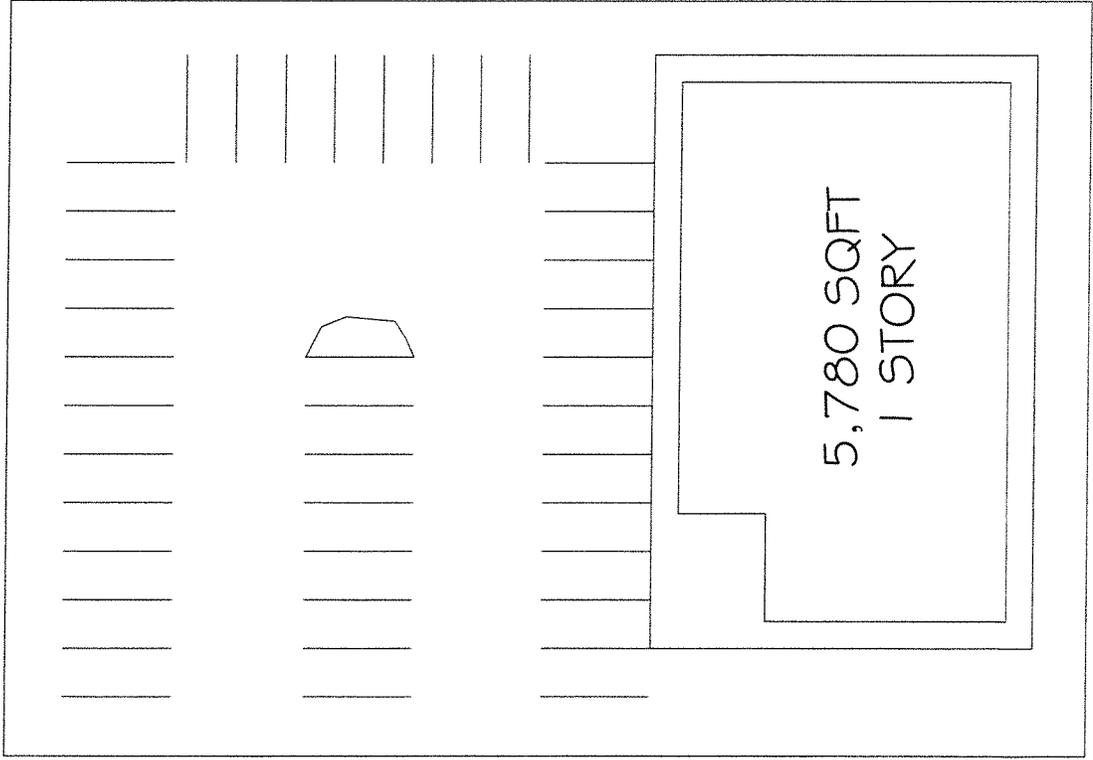
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslystelsen, Rijkswaterstaat, GSA, Geoland, FEMA.

Zoning Comparisons

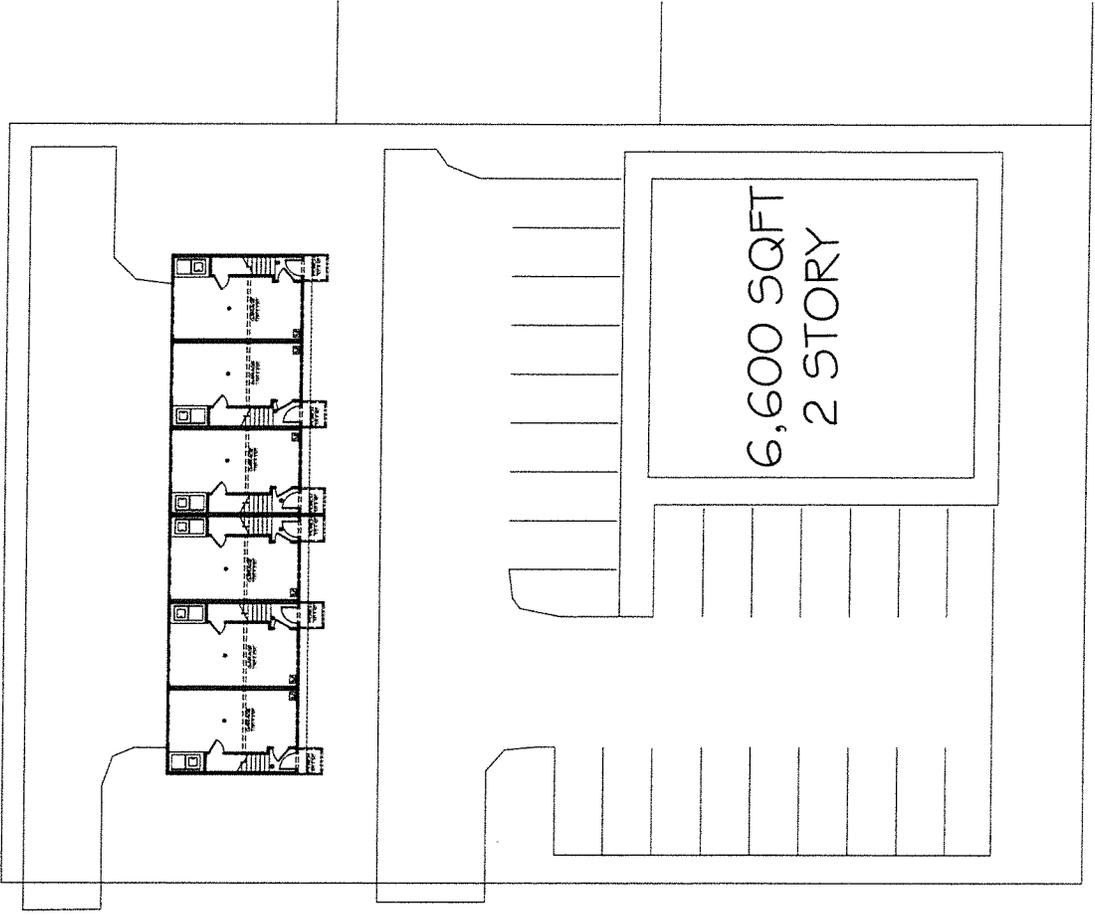
Zoning District	Area (sq ft)	Minimum lot dimensions		Max lot coverage (%)	Moorehand (max ridge)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Maximum height of structures (ft)		
		Moorehand	Width (ft)			Moorehand	Front	Side			Rear	
R-5: Low-Density Residential District Dwelling, single-family, or one mobile home	7,000	L116: 8,401	50	L116: 60	30	L116: 2,520	20	5	10	1	Principal: 30 Accessory garages / carports: 25 Other accessory: 12	
		L117: 8,401		L117: 60		L117: 2,520						
		L118: 11,250		L118: 80.35		L118: 3,375						
Dwelling, two-family	13,000	L116: 8,401	100	L116: 60	30	L116: 2,520	20	5	10	1		
		L117: 8,401		L117: 60		L117: 2,520						
		L118: 11,250		L118: 80.35		L118: 3,375						
All other uses	7,000	L116: 8,401	50	L116: 60	30	L116: 2,520	20	5	10	N/A		
		L117: 8,401		L117: 60		L117: 2,520						
		L118: 11,250		L118: 80.35		L118: 3,375						
R-3: General Business												
Residential household living uses	6,000	L116: 8,401	50	L116: 60	50	L116: 4,201	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	N/A	45	45, except in the Midtown area bounded by the Seward Highway, Tudor Road, Arlic Boulevard, and Fireweed Lane, where there is no maximum height, and except in the UMED District area bounded by Tudor Road, Emore Road, Ambassador Drive, and the north and east alignments of Tudor Centre Drive, where the maximum height is 75
		L117: 8,401		L117: 60		L117: 4,201						
		L118: 11,250		L118: 80.35		L118: 5,625						
All other uses	6,000	L116: 8,401	50	L116: 60	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		
		L117: 8,401		L117: 60								
		L118: 11,250		L118: 80.35								
R-4A												
Dwelling, townhouse	2,000	L116: 8,401	20 (30 on corner lots)	L116: 60	80	L116: 5,041	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	
		L117: 8,401		L117: 60		L117: 5,041						
		L118: 11,250		L118: 80.35		L118: 6,250						
Dwelling, mixed-use	6,000	L116: 8,401	50	L116: 60	75	L116: 6,301	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	10		70	
		L117: 8,401		L117: 60		L117: 6,301						
		L118: 11,250		L118: 80.35		L118: 8,438						
Dwelling, multi-family	6,000	L116: 8,401	50	L116: 60	75	L116: 6,301	(see 21.06.030 C.5.)				75	
		L117: 8,401		L117: 60		L117: 6,301						
		L118: 11,250		L118: 80.35		L118: 8,438						
All other uses	6,000	L116: 8,401	50	L116: 60	75	L116: 6,301						
		L117: 8,401		L117: 60		L117: 6,301						
		L118: 11,250		L118: 80.35		L118: 8,438						

Lot 16 0.1928604 acres
 Lot 17 0.1928604 acres
 Lot 18 0.25928446 acres

B-3 CONCEPT



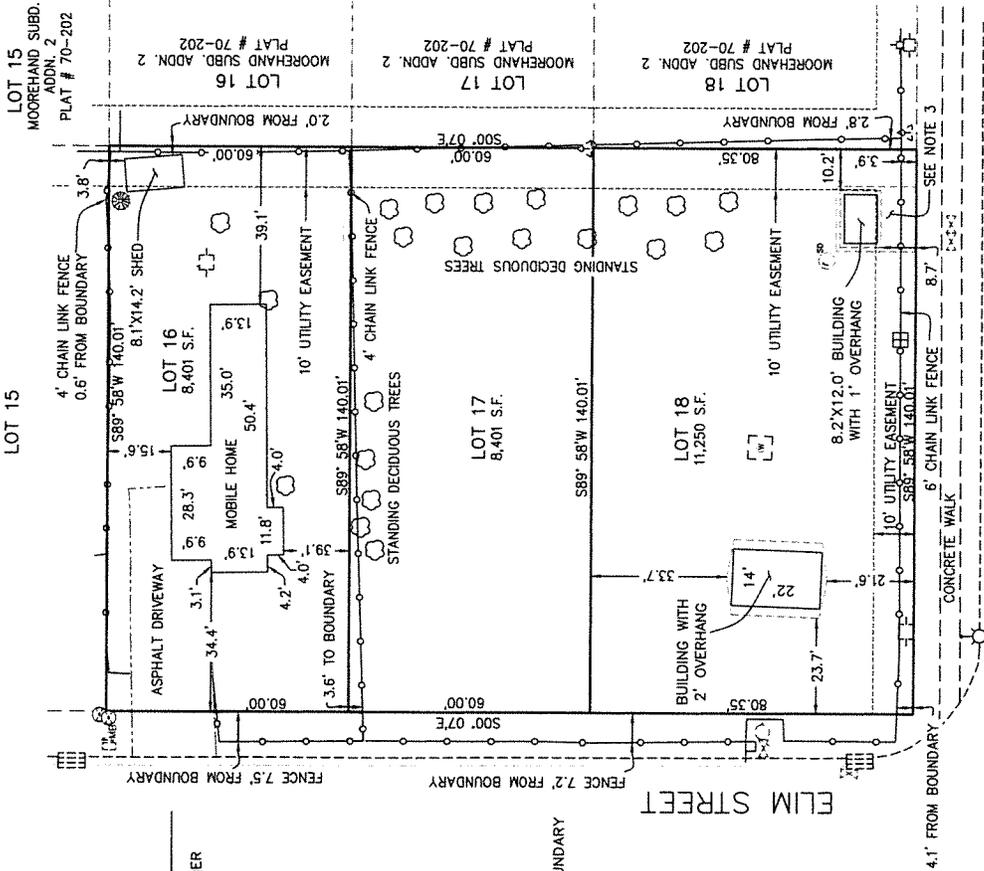
MIXED USE CONCEPT



SURVEYOR CERTIFICATE

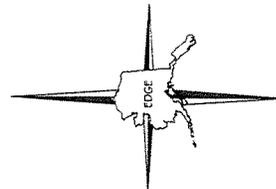
I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON AND THE IMPROVEMENTS EXIST AS SHOWN. FIELD SURVEY: 5/13/2020
PLS 13022

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

1. THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN, LLC ON 5/13/2020.
2. RECORD DATA SHOWN HEREON IS PER PLAT 70-203, ANCHORAGE RECORDING DISTRICT.
3. THERE EXISTS A 320 S.F. WATER EASEMENT RECORDED ON 5/11/2020, DOCUMENT # 2020-018414-0, ANCHORAGE RECORDING DISTRICT.
4. 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.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
6. 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.

EDGE
SURVEY AND DESIGN, LLC

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

Abbot 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

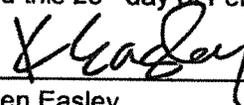
WHEREAS, this change in designation would reflect the character of the surrounding *Town Center* and B-3 zoned parcels along Abbott Road and would work towards the Anchorage 2040 Land Use Plan Goal 3, "Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer 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 Abbot 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



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATIONAL MEMORANDUM**

No. AIM 82-2023

Meeting Date: April 11, 2023

1
2
3
4
5
6
7
8
9
10
11
12
13

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