

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: October 2, 2023

CASE NUMBER: 2023-0096

APPLICANT: Andre Spinelli, Spinell Homes, Inc.

REPRESENTATIVE: Christopher Schutte, Capricorn Alaska

REQUEST: A request to change the *Anchorage 2040* land use designation of three lots from Compact Mixed-Residential Medium to Town Center

PROPERTY DESCRIPTION: Moorehand Subdivision #2, Lots 16-18

COMMUNITY COUNCIL: Abbott Loop Community Council

ATTACHMENTS

1. Application
2. Reviewing Agency and Public Comments
3. Affidavit of Posting

RECOMMENDATION SUMMARY: Denial

SITE

Acres: ±0.64 acres (28,052 square feet)
 Current Zoning: R-5 (low density residential) district
 Topography: Generally flat

COMPREHENSIVE PLAN

Classification: Compact Mixed-Residential Medium, Residential Mixed-Use Development, and Transit-Supportive Development per *Anchorage 2040*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-5	R-5	B-3 SL	R-5 and RO SL
Land Use:	Mobile Home	Vacant and Mobile Home	Commercial	Single-Family Home and Photography Studio

PROPOSAL

This is a request to change the *Anchorage 2040* land use designation for three lots to Town Center. *Anchorage 2040* designates the lots as:

- Compact Mixed-Residential Medium
- Residential Mixed-Use Development
- Transit-Supportive Development Corridor

These three designations support upzoning the lots from the R-5 district to the R-2M, R-3, or R-3A districts. The R-2M and R-3 districts are multifamily residential districts. The R-3A is a multifamily district that also allows a proportion of nonresidential uses on the same property (i.e., residential with either community use or commercial use).

The applicant's request for a comprehensive plan amendment would allow a corresponding rezone request (PZC Case 2023-0097) from the R-5 (low density residential) district to the B-3 (general business) district. The Planning Department is recommending denial of both the comprehensive plan amendment to Town Center and the rezone to the B-3 district. The current property owner has only owned these lots for two years. The owner has no commercial development plans, so this is a speculative rezone.

COMMUNITY COMMENTS

Public notice was provided in accordance with the procedures of AMC 21.03.020H. *Notice.* As of this writing, no public or community council comments have been received. The applicant provided a resolution of support from the Abbott Loop Community Council. The resolution (Resolution 2023-01) is included with the application.

FINDINGS

21.03.070C.2. Comprehensive Plan Amendments - Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval 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.**

The criterion is not met.

The applicant states that *Anchorage 2040* overlooked "the historic commercial development pattern of Abbott Road between New Seward Highway and Lake Otis Parkway". Their argument is that it was a mistake to designate residential and residential mixed-use zoning for these lots because of other commercial businesses in commercial zoning districts along Abbott Road. But this was not a mistake in the Plan. *Anchorage 2040* identifies this residential neighborhood to be upzoned to allow multifamily residential and residential mixed-use because of nearby commercial zoning and the arterial street classification of Abbott Road. *Anchorage 2040* substantially increases the residential density of this existing R-5 residential district and allows mixed-use (residential and nonresidential uses on the same property).

The Plan deliberately designates this existing residential district as Compact-Mixed Residential Medium, Residential Mixed-Use Development, and Transit-Supportive Development, which have the R-2M, R-3, and R-3A districts as the implementing zoning. The Compact Mixed-Residential Medium designation is characterized by multi-unit apartment buildings and townhouses. There are apartment buildings at the southwest corner of Abbott Road and Toloff Street. These apartments are a good example of the style of development intended for the petition site. The Plan states that the Compact Mixed-Residential Medium designation makes, “efficient use of residential land near services, shopping, jobs, and commercial mixed-use centers. Apartment and townhouse development supports greater housing opportunities near jobs and services, efficient public services, and frequent transit services.”

The Residential Mixed-Use Development designation promotes medium-to high-density housing and mixed-use, which is residential and non-residential development on the same site. *Anchorage 2040* states: “Housing remains essential. The goal of this feature is to retain and grow local housing capacity, not erode the residentially zoned land supply.”

The Transit-Supportive Development designation is given to street corridors that are intended to have high ridership demand to support more frequent bus service. These areas need compact housing with 8 to 20 housing units per acre. The R-2M, R-3, and R-3A districts are critical multifamily residential districts to meet Anchorage’s housing needs on transit corridors like Abbott Road.

Anchorage 2040’s land use designations are not an error. They are purposeful because greater housing density at this location is a high community need. *Anchorage 2040* states that Anchorage will need 21,000 new residential units by 2040. Assuming that existing residential zoning is developed with residential, there will still be a housing gap of 7,900 residential units. Converting residentially zoned land to commercial increases the housing gap.

ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.

The criterion is not met.

The applicant’s request is not supported by the Comprehensive Plan. The existing *Anchorage 2040* land use designation calls for the property to be rezoned to the R-2M, R-3, or R-3A district. The need to retain existing residential zoning and increase residential density in appropriate locations, like Abbott Road, is well documented in *Anchorage 2040*. This existing residential neighborhood is identified to be upzoned to greater residential density to address the shortage of housing in Anchorage. The applicant’s request would do the opposite by removing land from the residential category, thereby exacerbating the housing shortage.

The Planning Department rejects the applicant's argument that these lots should be rezoned to B-3 because Abbott Road is an arterial street. The street classification is not a justification to rezone from residential to commercial. The notion that a busy street should not allow apartment buildings promulgates strip commercial by eliminating all the residential zoning that lies between commercial nodes. Multifamily residential development is undeniably appropriate and needed on arterial streets.

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

This criterion is not met.

There have been no changes to the policies, objectives, principles, or standards governing this parcel or the proposed use. The need to retain the existing housing land base is more critical than ever.

iv. Identification of errors or omissions in the comprehensive plan.

This criterion is not met.

This request is not a result of an error or omission in the comprehensive plan. The application includes a drawing of an early concept planning effort for this section of Abbott Road in 2002 (21 years ago) that never went beyond that stage. This early draft drawing did not go through public review, and it predated the 2012 *Anchorage Housing Market Analysis*, which showed the need to retain residential land designations, especially the multifamily residential designations. This is particularly important for the creation of rental housing, which is associated with housing affordability.

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

The criterion is not met.

Rezoning from residential districts to the B-3 district results in a net loss of residential units. The applicant contends that changing the land use designation of this site from Compact Mixed-Residential Medium (R-2M, R-3, and R-3A implementing zoning) to Town Center (B-3 implementing zoning) may lead to more housing. But, while the B-3 district allows residential development, that is extremely rare. The B-3 district is typically developed with straight commercial, and almost never for housing.

It is attractive to developers to buy residential land because it is cheaper than commercial land, and then rezone property to commercial. They often simply rezone to commercial and then sell the land for a profit. This is, unfortunately,

very common and contributes to Anchorage's housing shortage.

Even the rezone of one residential lot to B-3 is dangerous. This is because: 1) It erodes Anchorage's residential land base, lot by lot, and causes "death by a thousand cuts." 2) This will lead to a domino effect of more rezones to B-3. That is why *Anchorage 2020* has Residential Policy #14:

"Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan."

The applicant's request is not consistent with the Comprehensive Plan. The shortage of residential land within the Anchorage Bowl makes it imperative that no residential land be converted to commercial, unless specifically called out in the Comprehensive Plan. Residential Policy #14 and *Anchorage 2040* make this very clear.

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

The criterion is not met.

If this site were rezoned to the R-3 district, in accordance with *Anchorage 2040*, then there is the potential for 25 housing unit to be developed at this site. That is because the R-3 district allows for up to 40 dwelling units per acre. Changing the land use designation from Compact Mixed-Residential Medium to Town Center results in a loss of approximately 0.64 acres of residential land, not including the domino effect of other rezones that may occur in this area. The *Anchorage Housing Market Analysis* predicted the need for 6,909 new multifamily dwelling units by 2030. *Anchorage 2040* identifies a housing gap of 7,900 housing units by 2040 if no residential land is rezoned to commercial.

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

The criterion is not met.

This request is not consistent with the following policies:

Anchorage 2040

LUP 4.1

"Provide sufficient land to meet the diverse housing needs of Anchorage's citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities."

Converting 0.64-acres of land designated for multifamily residential (R-2M, R-3, and R-3A) to general business (B-3) will result in a loss of potentially 25 housing units. The last three housing studies conducted by the Municipality have concluded that there is a shortage of available housing given the population and development predictions. This loss in dedicated residential land could have an impact on Anchorage's housing market in the long-term, especially given the domino effect of other rezones that this is likely to cause.

Anchorage 2020
Policy #14

"Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan."

This policy plainly states that no action under Title 21 shall convert residential land to commercial unless supported by the Comprehensive Plan. This rezone request is not supported by the Comprehensive Plan. This plan amendment is not consistent with this important land use policy. Converting these three lots from multifamily residential designation to general business is not supported by *Anchorage 2040*.

- 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 criterion is not met.

The proposed amendment does not comply with one of the adopted locational criteria for the requested land use description. The Town Center locational description as detailed in *Anchorage 2040* reads as follows:

Location:

- Areas designated by an adopted plan as mixed-use centers or town centers.
- Areas at the intersection of arterial streets served by public transit.
- Areas generally 40 to 80 acres or more in size, 2-4 miles away from other town centers, each serving large subareas of the Anchorage Bowl.


- Areas with trails and walk-in trade from adjoining neighborhoods.
- Areas well positioned for infill and redevelopment and increased intensities.

The petition site is within a mixed-use center and an area with sidewalks on Abbott Road (but not on Elim Street). The site is well positioned for infill and redevelopment and increased residential density. PeopleMover Route 55 runs along this section of Abbott Road, but the site is not at the intersection of two arterial streets. Also, maintaining the land's residential designation is essential to ensure that adequate land is available to meet both the current and future housing needs of Anchorage.

DEPARTMENT RECOMMENDATION

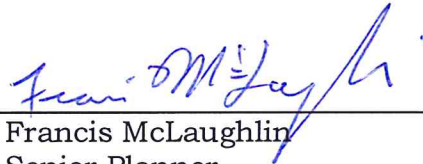
The Department finds that the approval criteria for a comprehensive plan amendment is not met. The Department recommends denial for this amendment.

Reviewed by:



Craig H. Lyon
Director

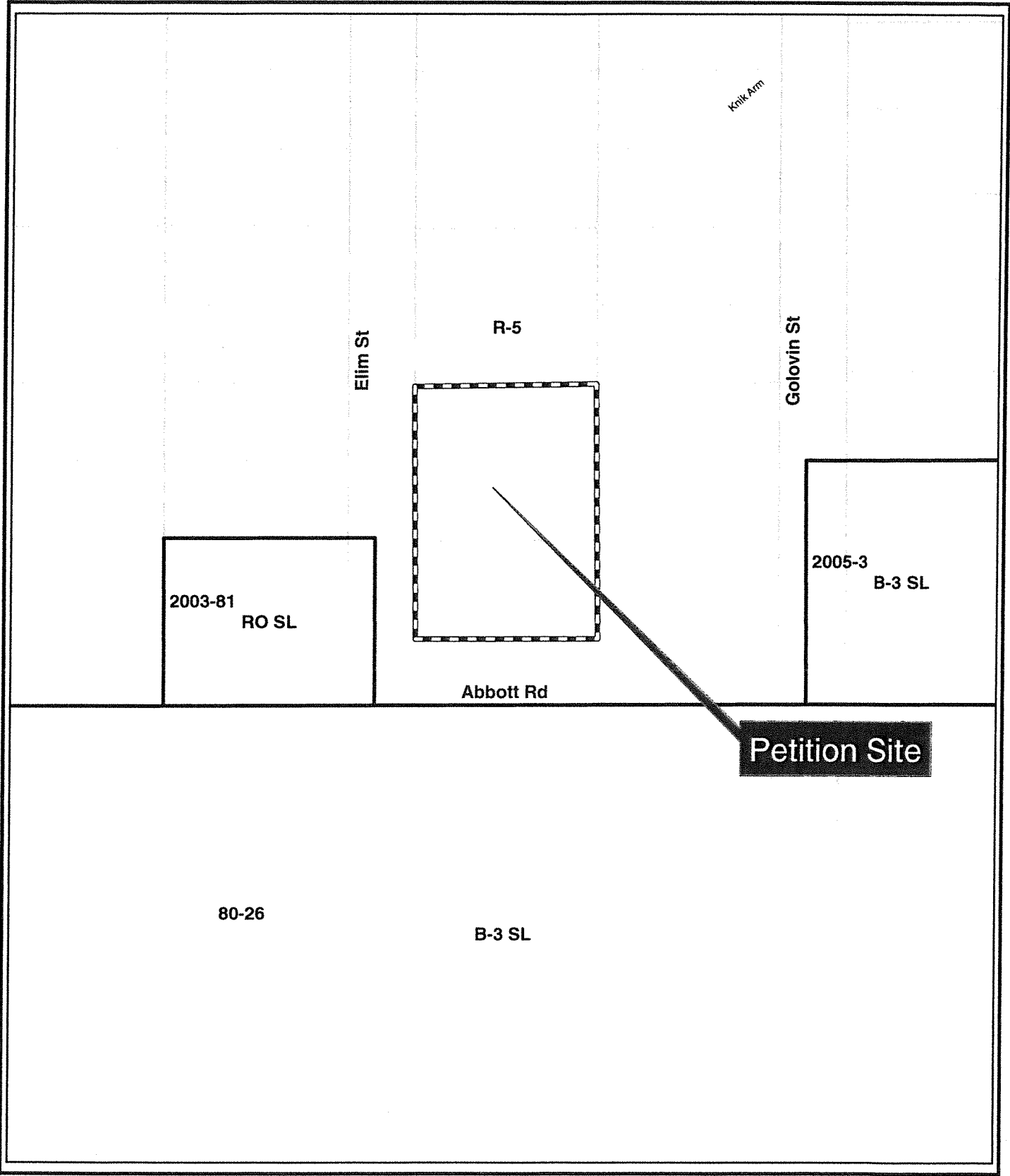
Prepared by:



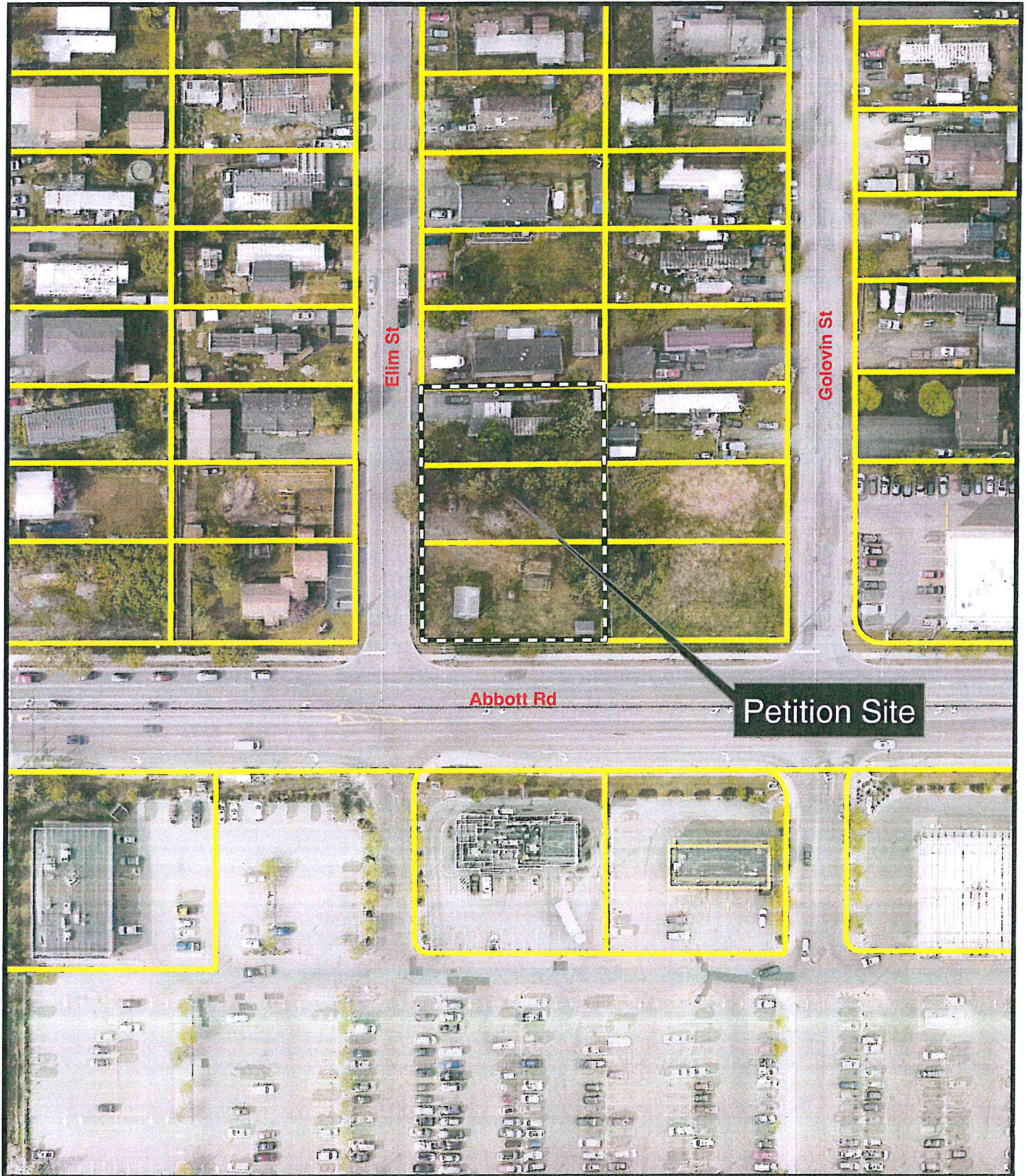
Francis McLaughlin
Senior Planner

(Parcel ID No. 014-291-60; -61; and -62)





2023-0096



Municipality of Anchorage
Planning Department

Date: 8/10/2023



Application

Comprehensive Plan Amendment

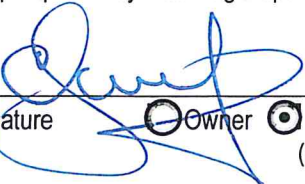
Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

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 99504	
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)

JULY 18, 2023

Date

CHRISTOPHER M. SCHUTTE / CAPRICOM

Print Name

Accepted by: Karlie Lamoine	Poster & Affidavit: 2+1	Fee: \$3,905	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)

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

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

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

(Additional information may be required.)

COMPREHENSIVE PLAN AMENDMENT STANDARDS (AMC 21.03.070)

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

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



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 Capricorn 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 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

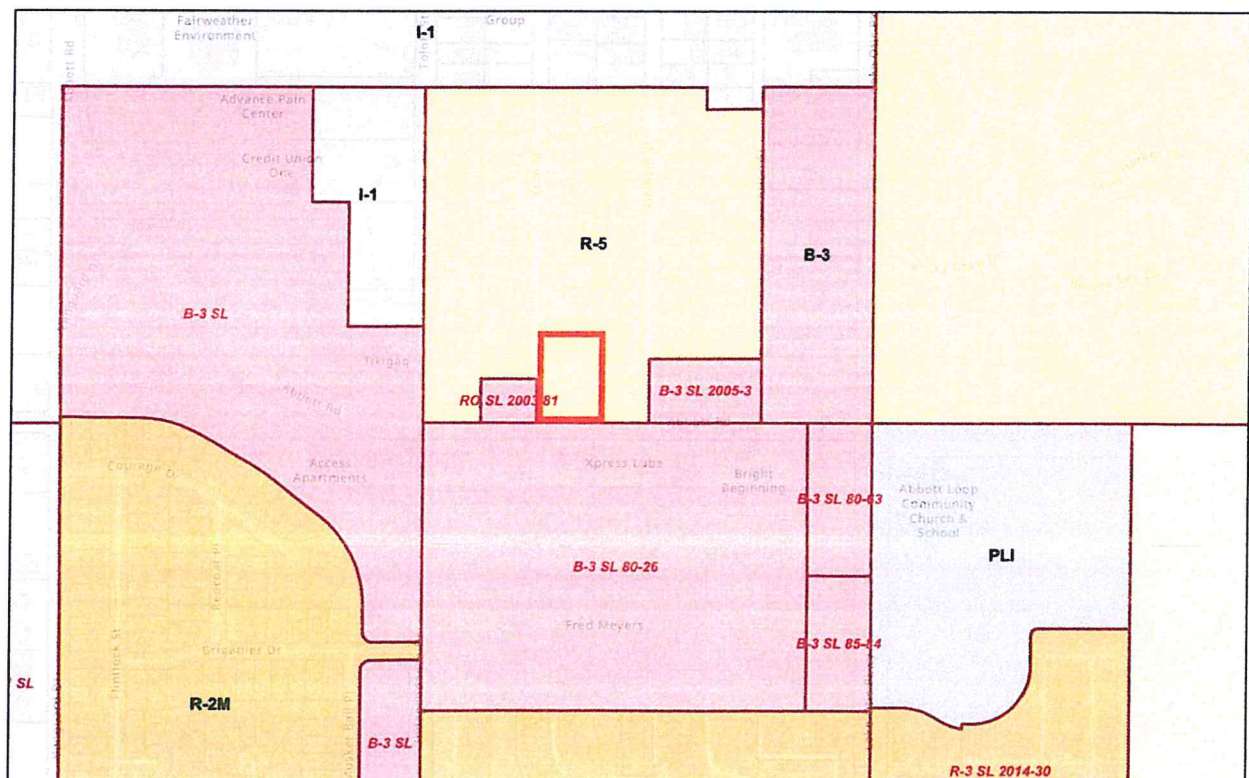
The petition site (Moorehand Subdivision Addition No. 2, Lots 16 through 18) is located on the southeast corner of Abbott Road and Elim Street, on the southern edge of the Subdivision.

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).

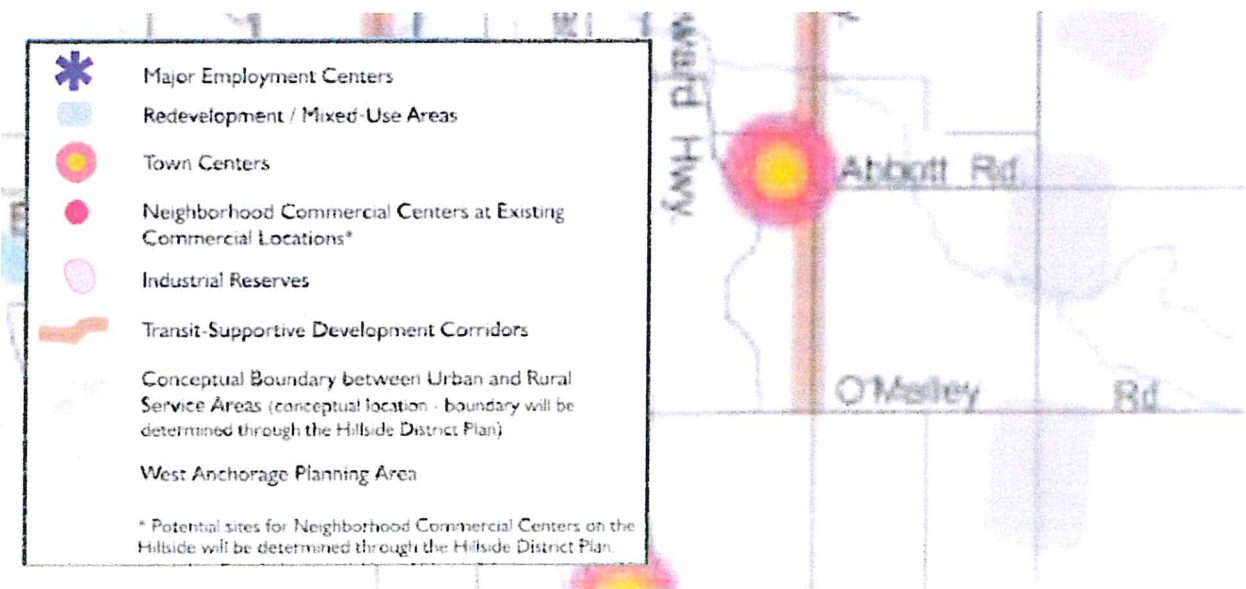


PETITION MEETS CRITERIA

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:

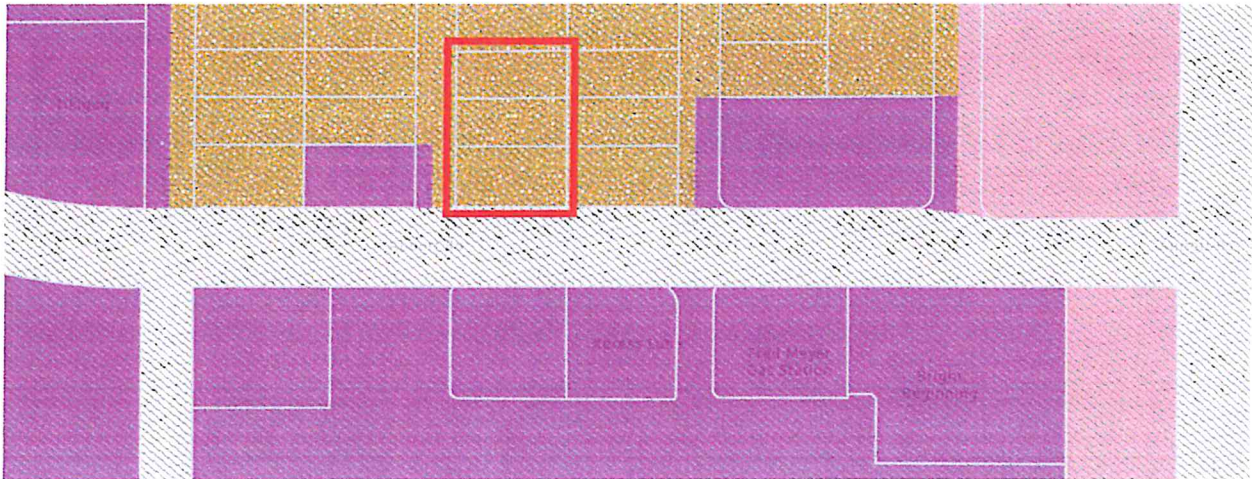
AMC 21.03.070C.2.a.iv. The proposed amendment is necessary in order to address errors or omissions in the comprehensive plan.

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.

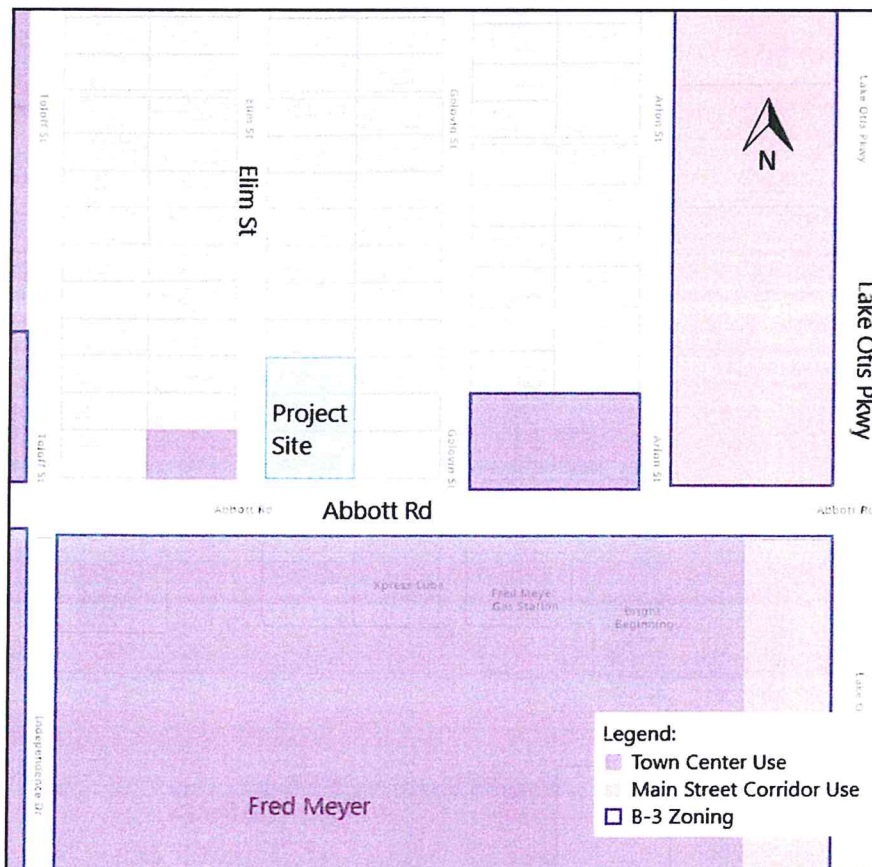
Please check the Abbott Loop Council page on
communitycouncils.org for possible meeting
changes or updates.

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»



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

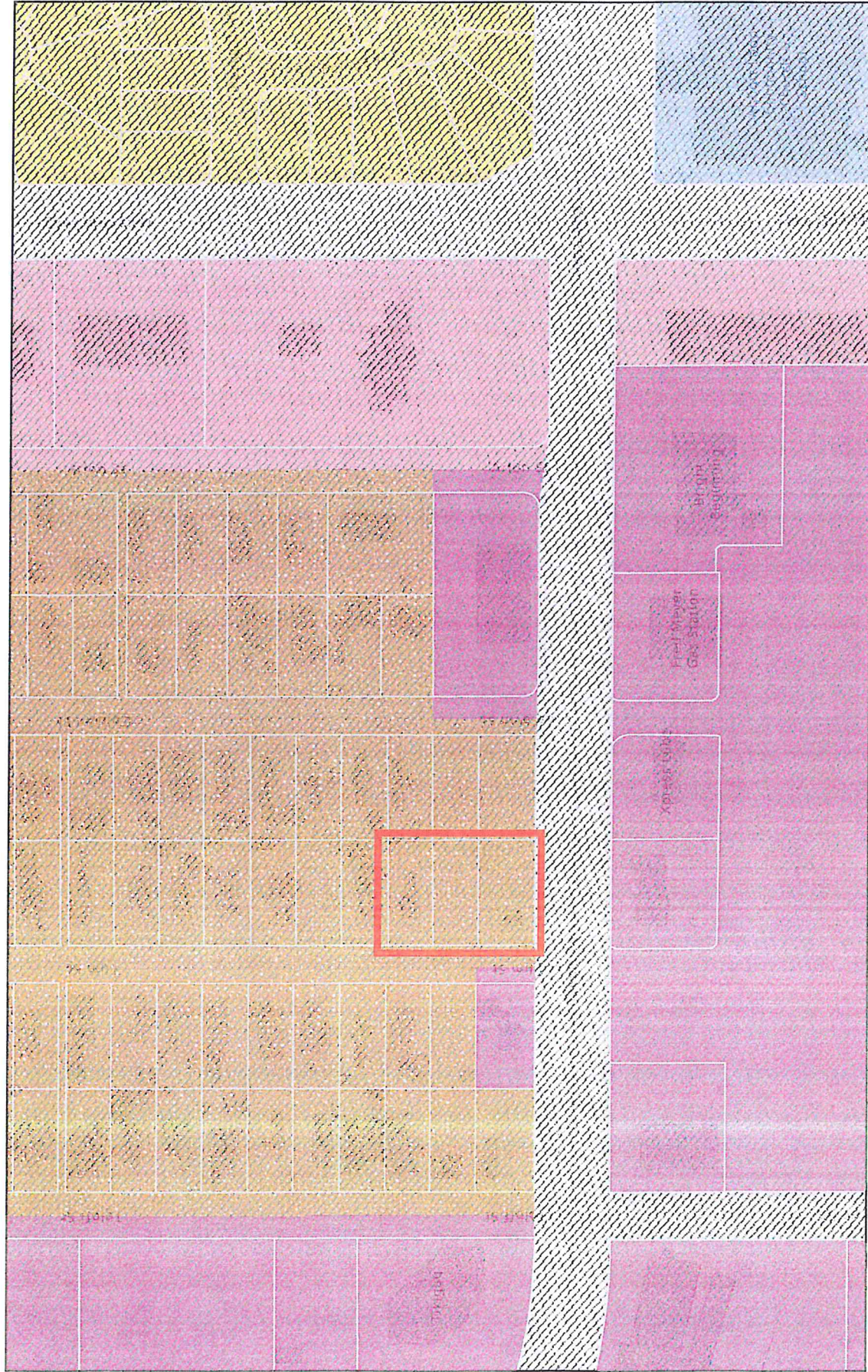
ABBOTT LOOP COMMUNITY COUNCIL

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	

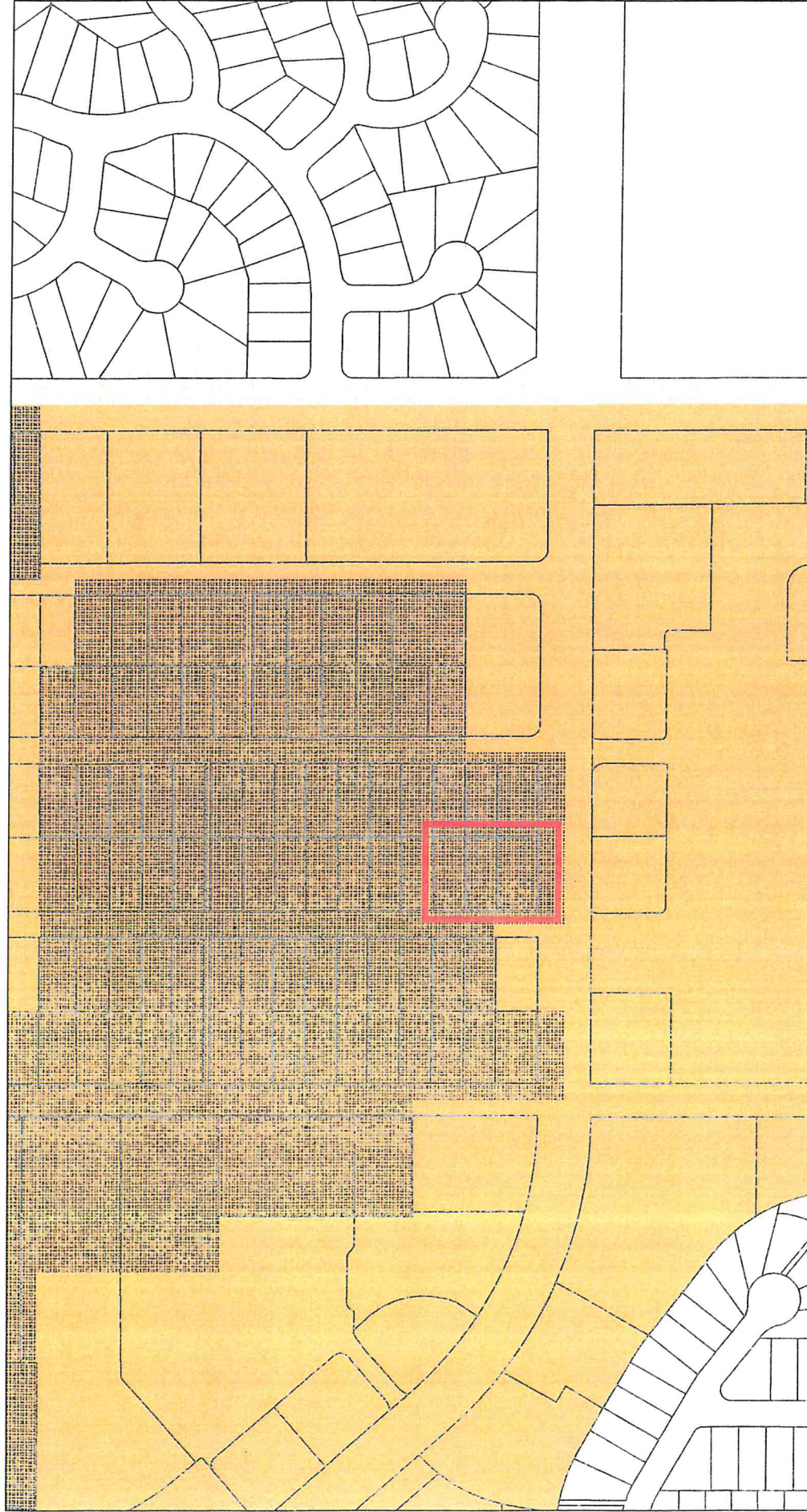
Anchorage 2040 Land Use Plan Map



6/7/2023, 9:07:36 AM
 Property Information
 Anchorage 2040 Land Use Designations
 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, Geodatastyrelsen, 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
- ☐ PropertyInformation_Hosted

Little Growth

Land Use Designation Change from Uses Currently Allowed by Existing Zoning

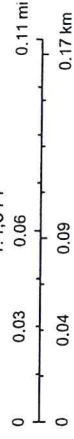


Subject parcels

Areas of Growth and Change

Moderate Growth

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



Anchorage 2040 Land Use Plan Boundary

Transit-Supportive Development Corridors

Property Information

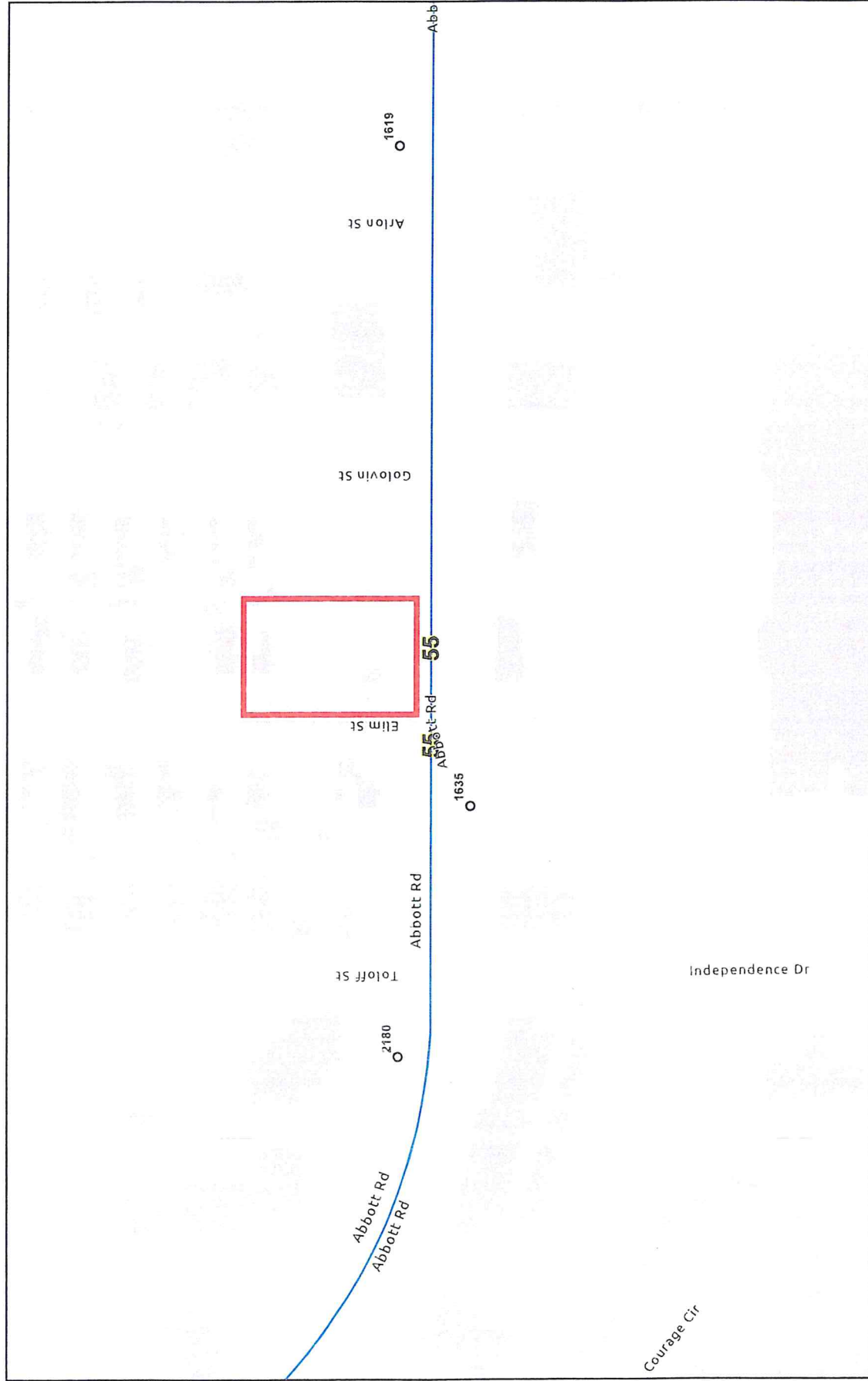
Targeted Area Rezonings*

Subject parcels

Subject parcels

MOA Planning
Planning | Kenai

MOA People Mover



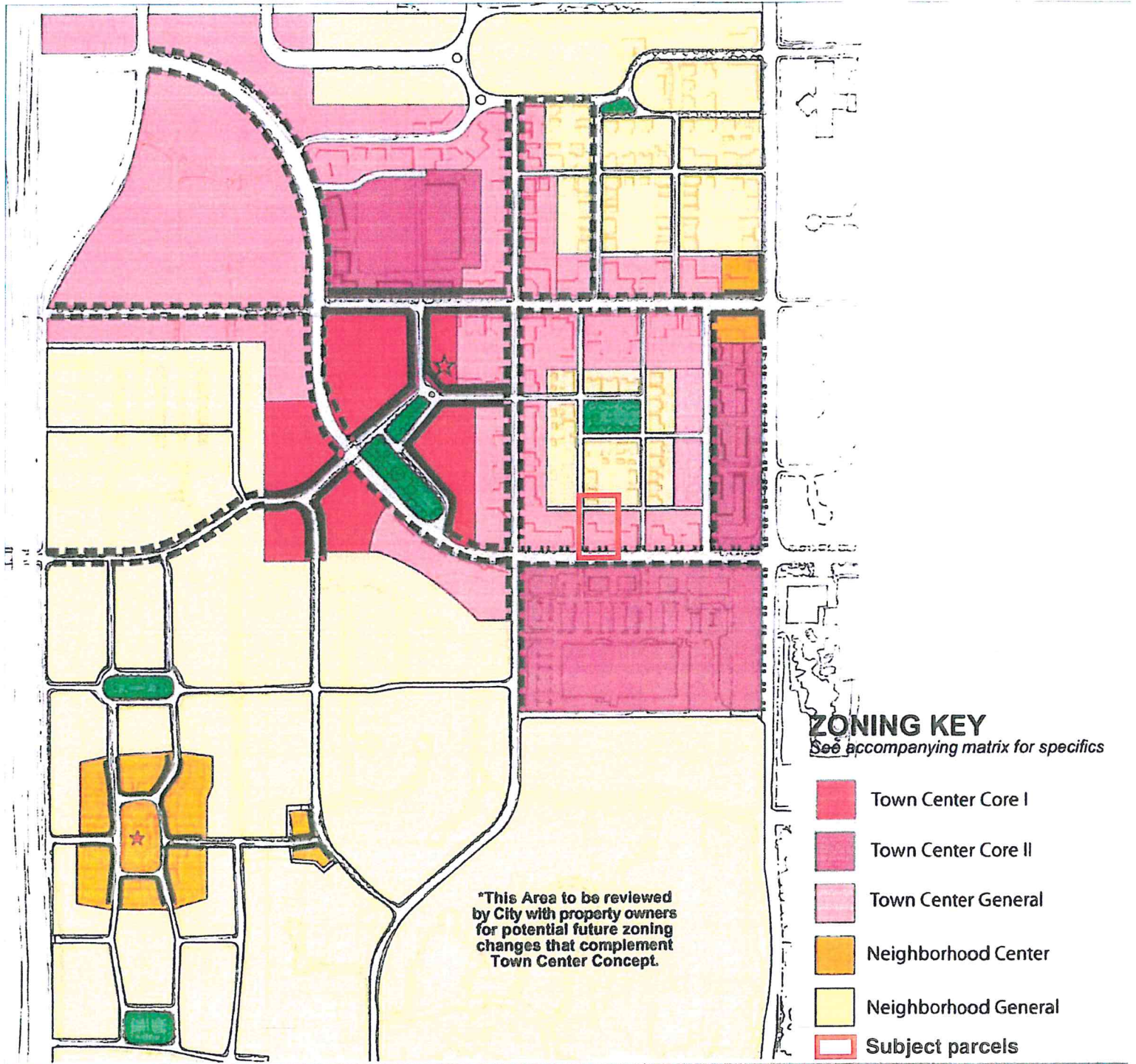
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o Bus Stops

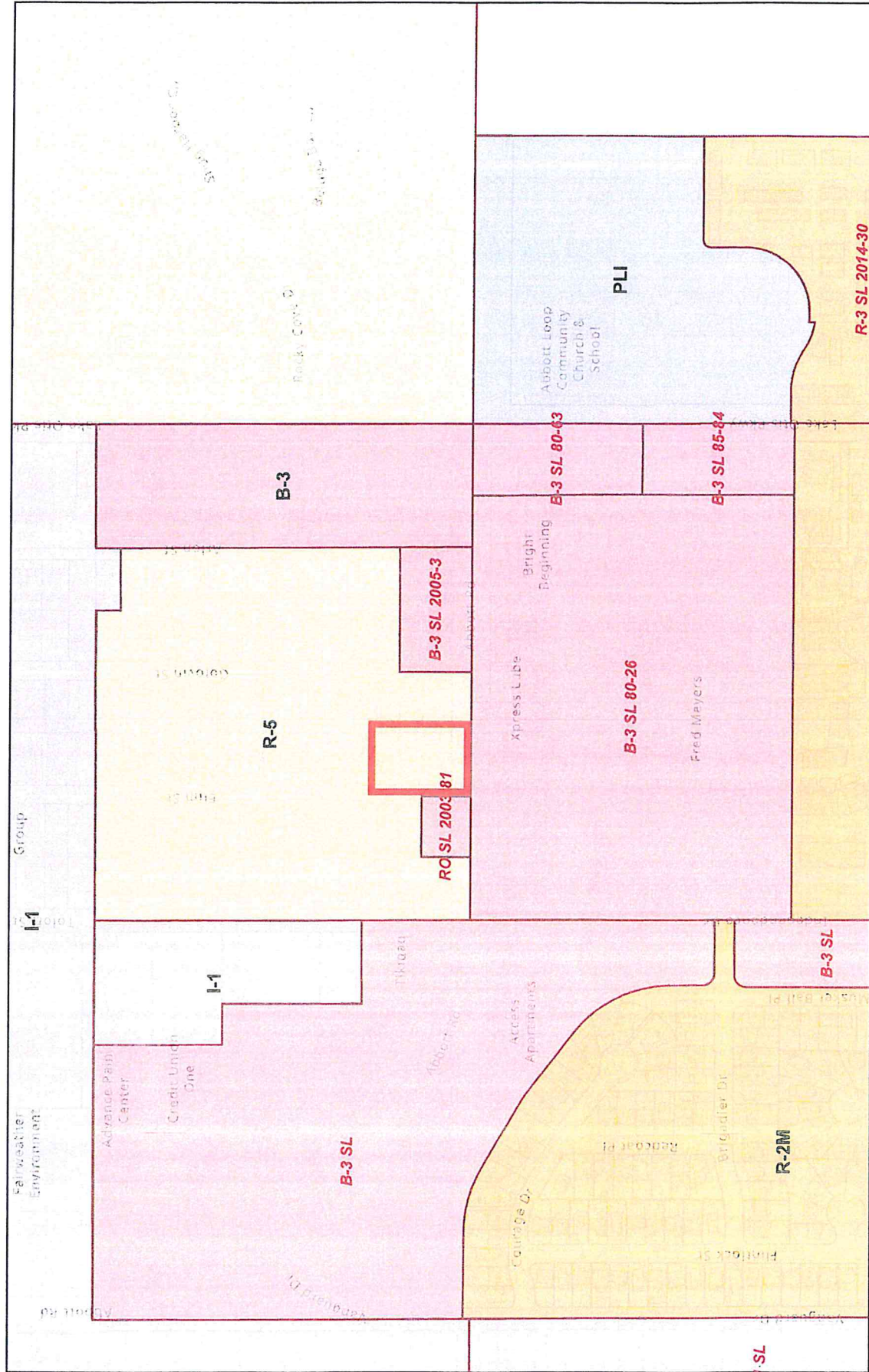
Subject parcels

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0 0.02 0.04 0.06 0.07 mi
0 0.03 0.06 0.11 km

Kenai 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 | Anchorage School District | Kenai MOA



MOA Zoning



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

Subject Parcels

☐ Zoning Outlines

☐ Multiple Family Residential

☐ Public Lands and Institutions

☐ Zoning

☐ Commercial

☐ Parks

☐ Single Family Residential

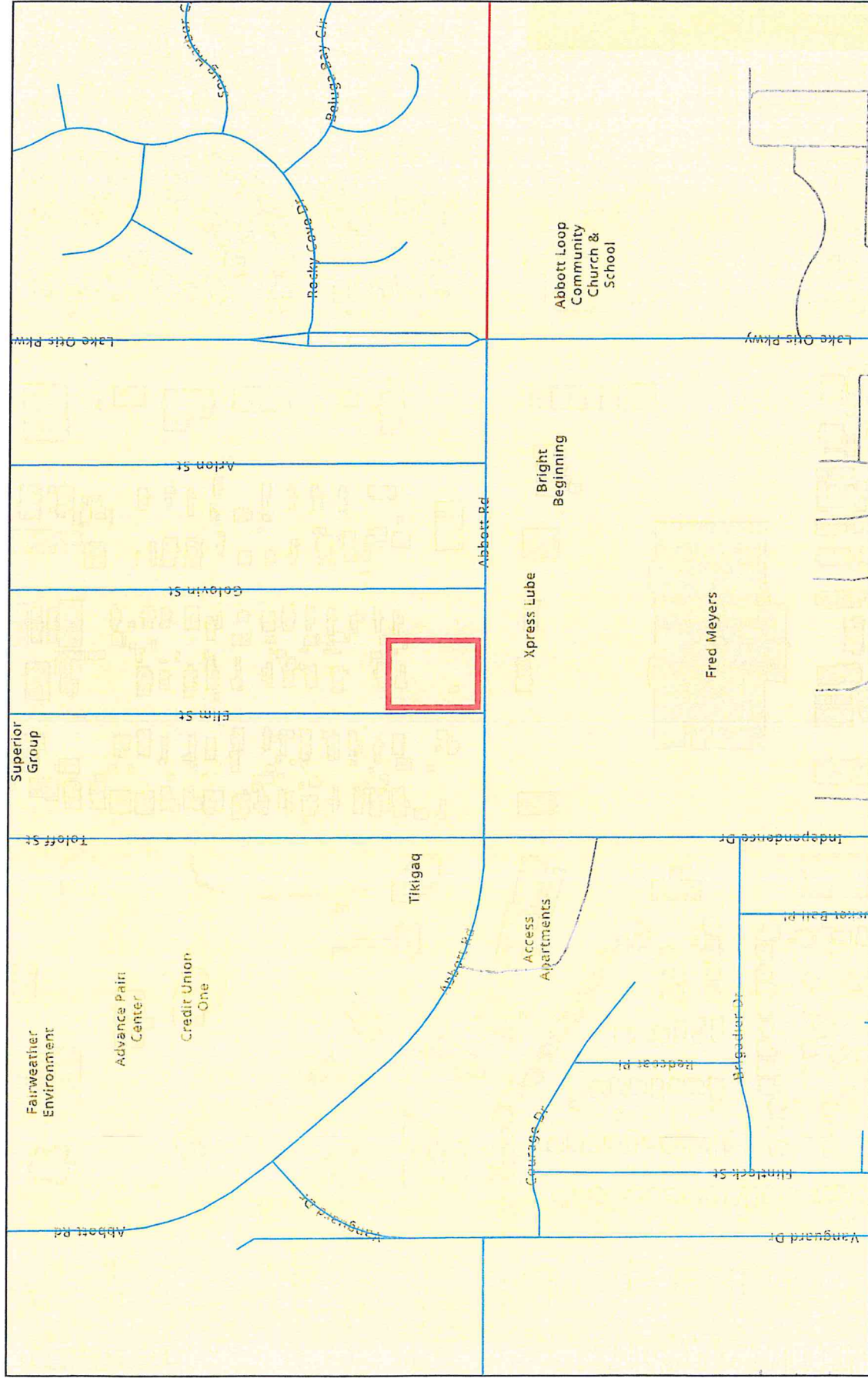
☐ Light Industrial

☐ PropertyInformation_Hosted



Esri, USGS, FEMA, Kenai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, MOA GDIC

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)

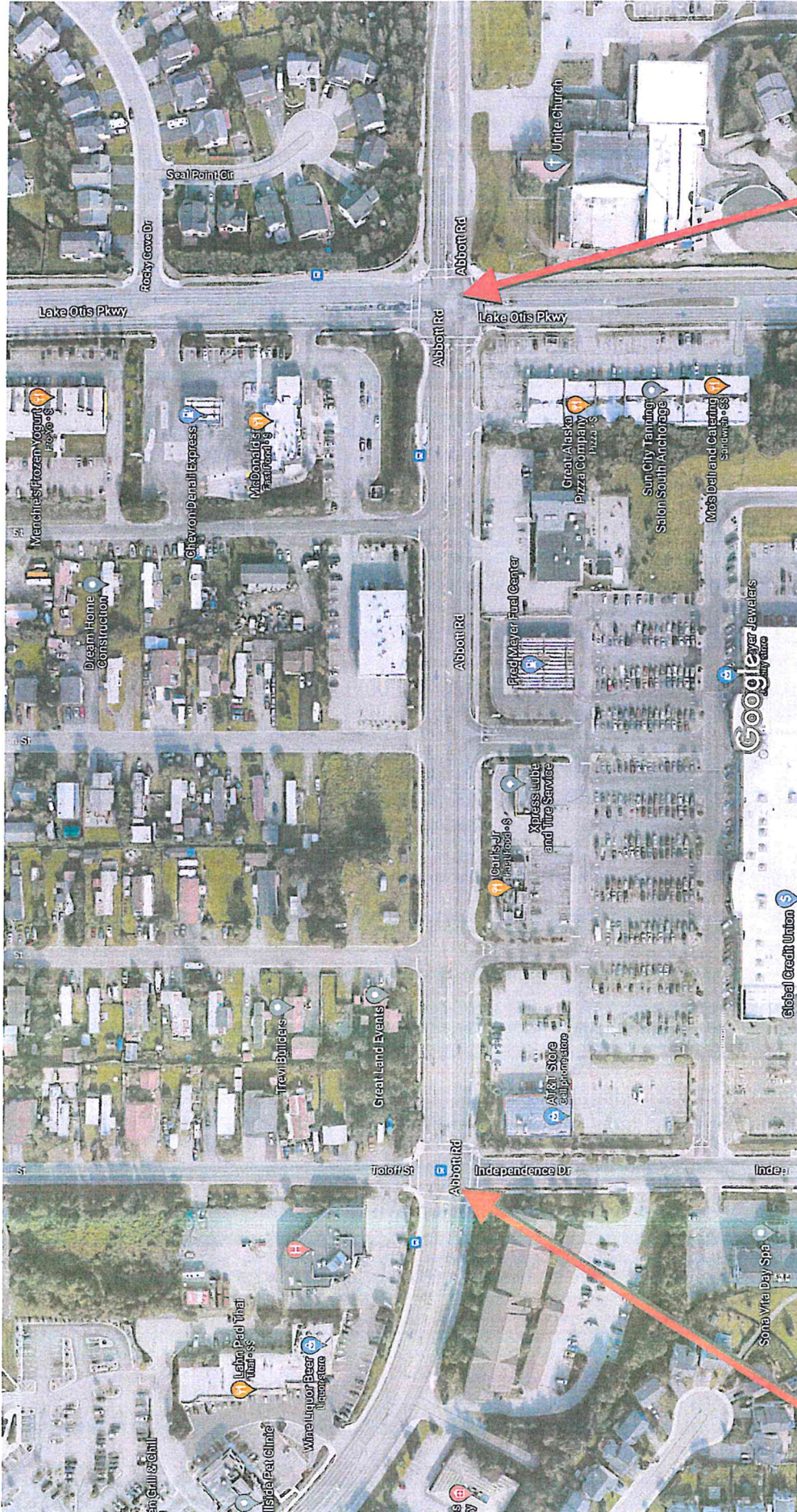
Subject parcels

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0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

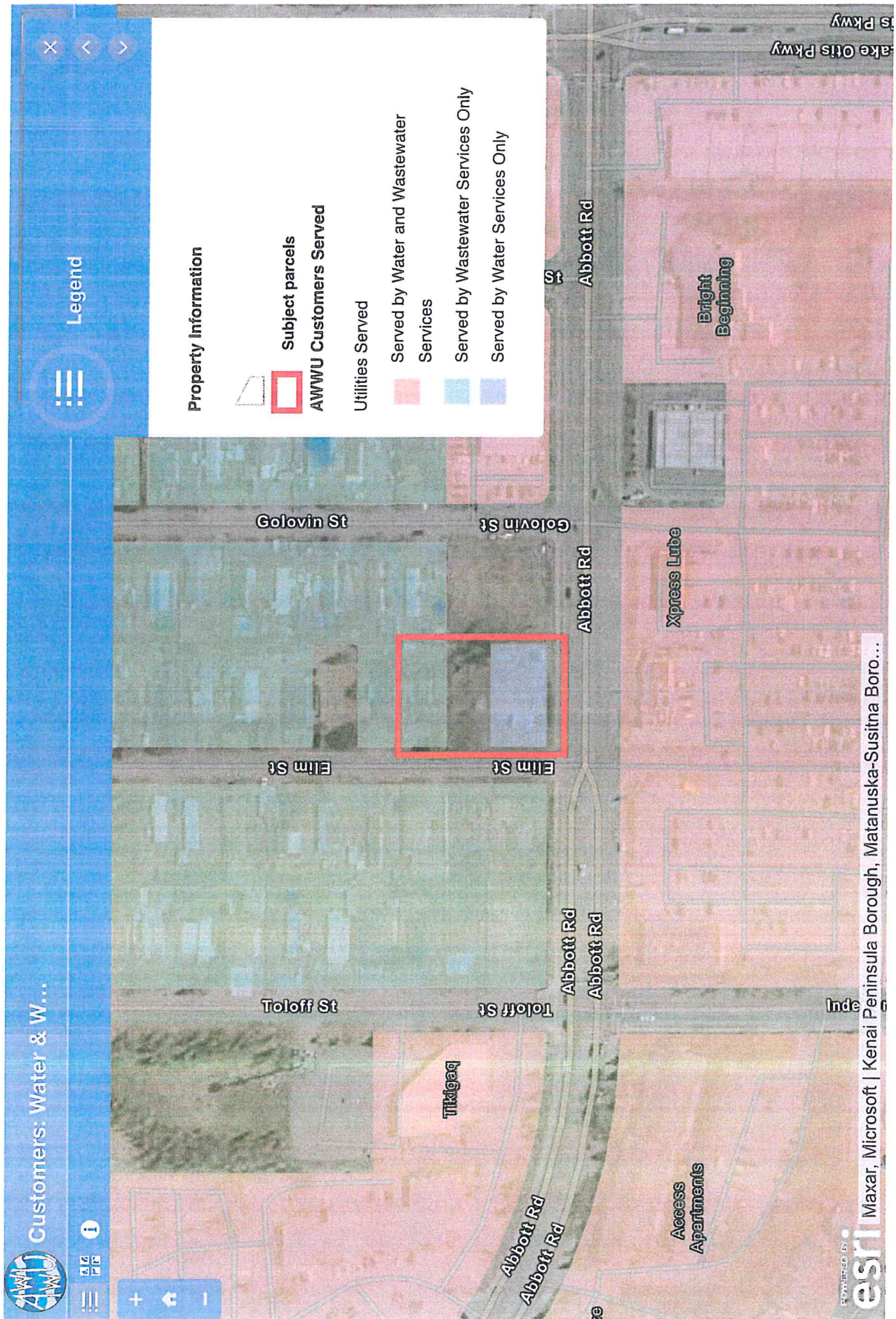
Esri, USGS, FEMA, Kenai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, Web AppBuilder for ArcGIS, Esri, HERE, Garmin, SafeGraph, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA



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

N/S: Independence Drive
E/W: 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
E/W: 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

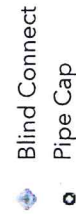
Legend

Confined Space - Drainage Nodes



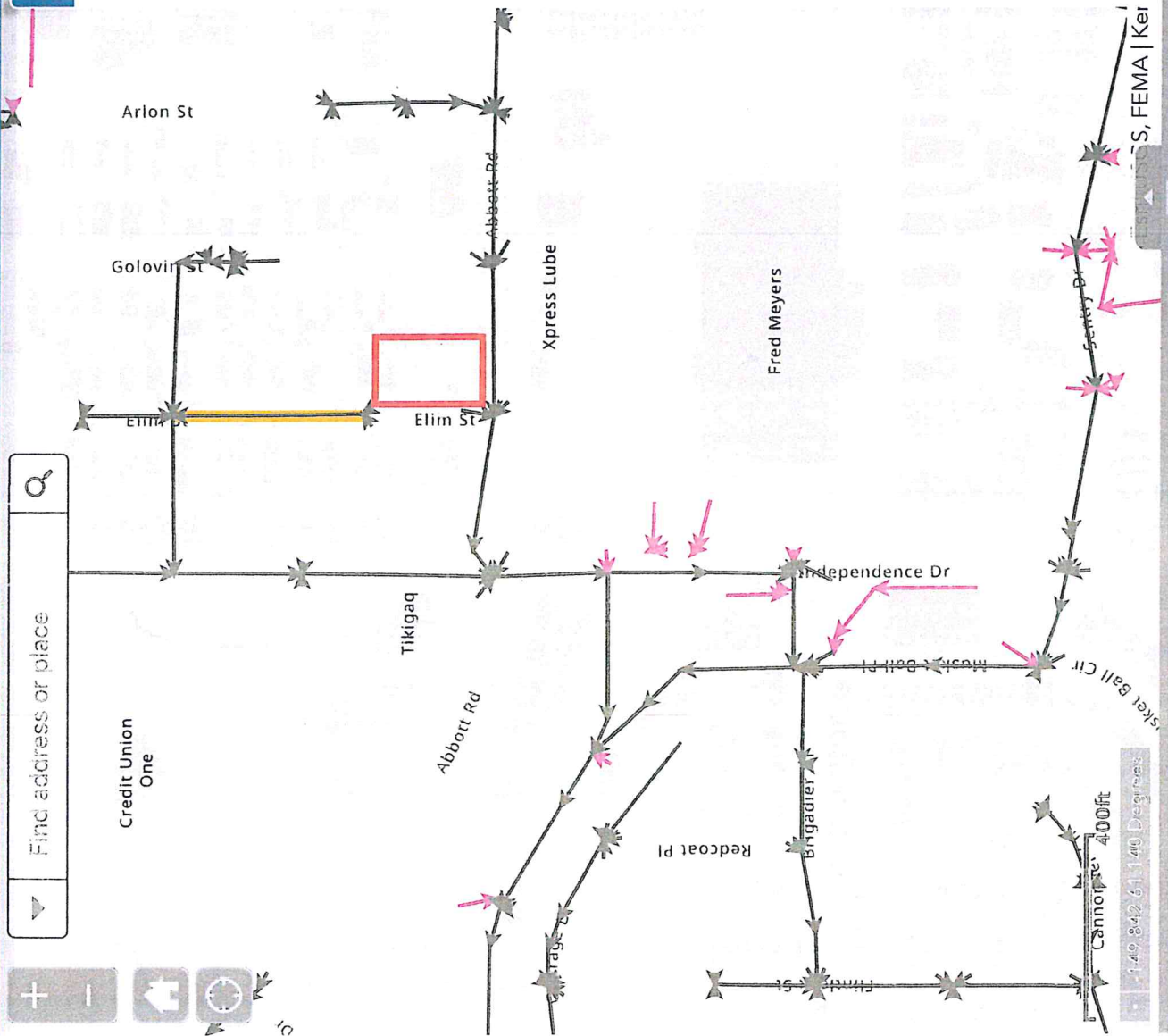
- Catch Basin
- Catchbasin Manhole
- Manhole
- Meter Manhole
- Clean-out
- OGS
- Diverter
- Drywell
- Lift Station
- Weir
- Inlet
- End of Pipe
- Other
- Roof Drain

Drainage Misc Points



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 Dr 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

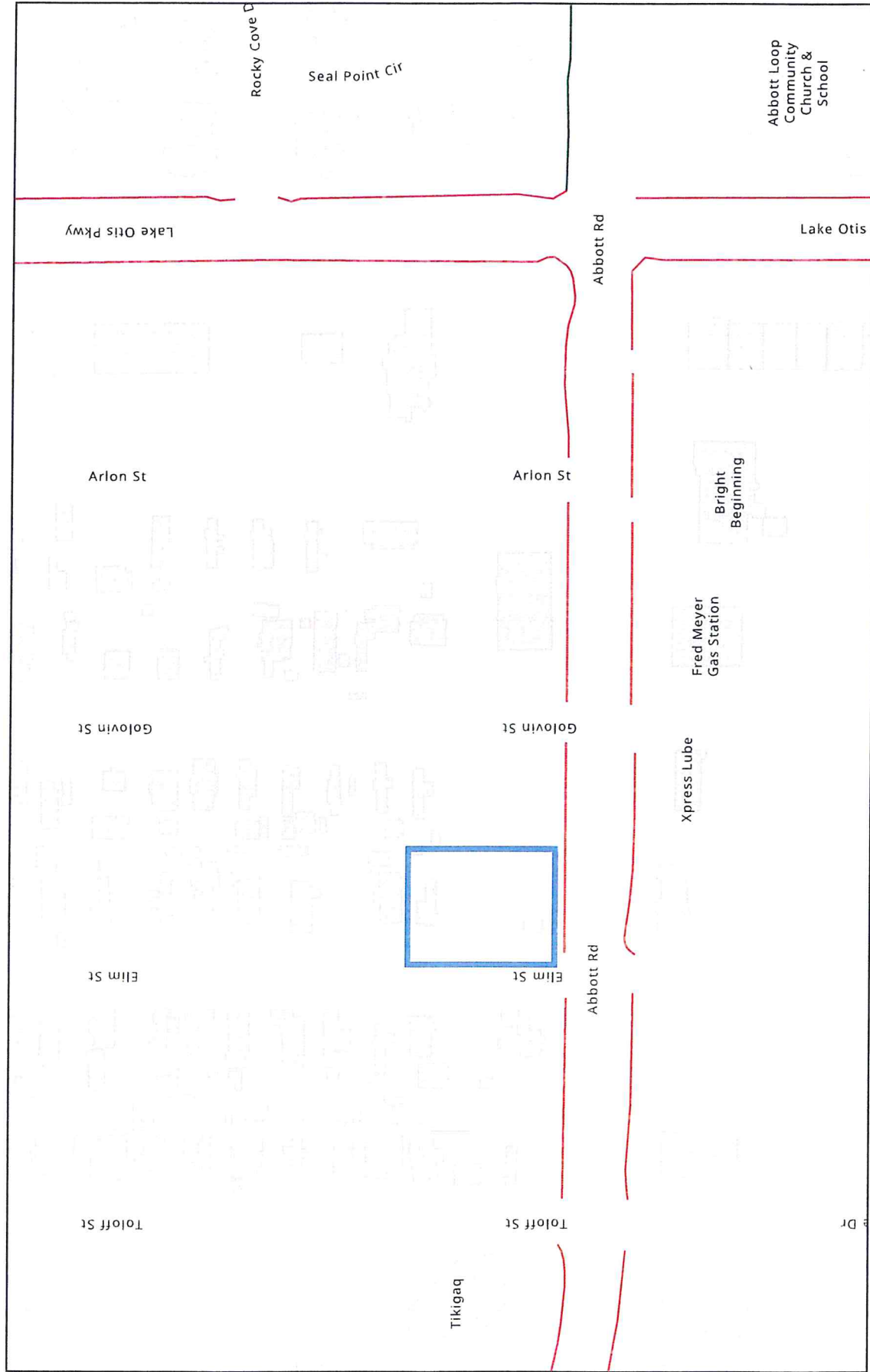
Table 8. National Highway System (NHS)
AMATS FFY 2023-2026 TIP

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	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	\$0
30691	DOT&PF	NHS0004	Seward Highway O'Malley Road to Dimond Boulevard Reconstruction Phase II - This is the second phase of the Seward Highway project, and will reconstruct the Seward Highway from Dimond 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	\$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 Delineations, 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	\$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 HSIP safety improvements.	2023 - ROW 2024 - C	\$50	\$66,500	\$0	\$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 - D	\$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	Muldoon 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	\$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.					\$13,625,000	\$630,025,000	\$22,500,000	\$22,500,000	\$22,500,000	\$110,025,000	\$971,425,000	\$1,071,450,000

*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



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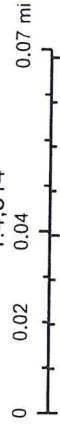
Maintained Sidewalks

Parks

Subject parcels

Street Maintenance

1:4,514



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

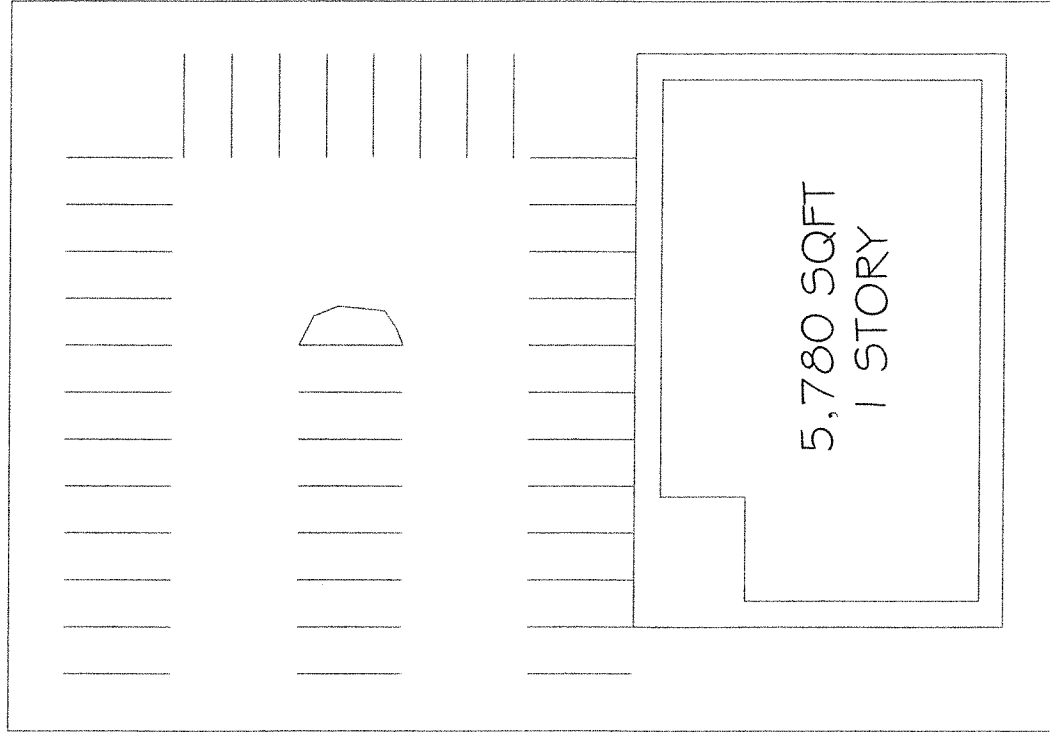
Web AppBuilder for ArcGIS
Kerai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, METINASA, USGS, EPA, NPS, US Census Bureau, USDA |

Zoning Comparisons

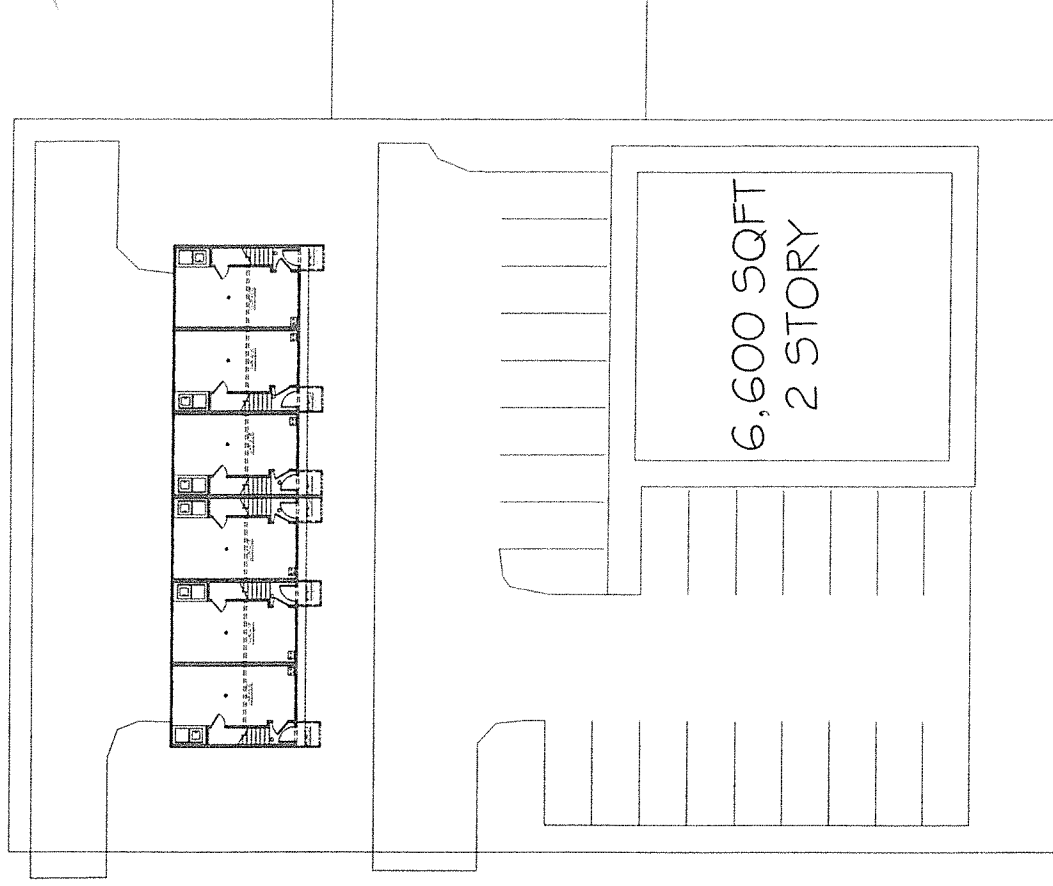
	Area (sq ft)		Minimum lot dimensions		Max lot coverage (%)	Moorehead (max bldg)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Maximum height of structures (ft)
	Moorehead	Width (ft)	Moorehead	Width (ft)			Front	Side	Rear		
R-5: Low-Density Residential District											
Dwelling, single-family, or one mobile home	7,000	50	L116: 8.401	50	30	L116: 2,520	20	5	10	1	Principal: 30 Accessory garages / carports: 25 Other accessory: 12
			L117: 8.401		L117: 2,520						
Dwelling, two-family	13,000	100	L118: 11,250	100	30	L118: 3,375	20	5	10	1	
			L116: 8.401		L116: 2,520						
All other uses	7,000	50	L117: 8.401	50	30	L117: 2,520	20	5	10	N/A	
			L118: 11,250		L118: 3,375						
B-3: General Business											
Residential household living uses	6,000	50	L116: 8.401	50	50	L116: 4,201	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	N/A	45
			L117: 8.401		L117: 4,201						
All other uses	6,000	50	L118: 11,250	50	Unrestricted	N/A	10	15 ft adjacent to a residential district; otherwise 0 or at least 10	15 ft adjacent to a residential district; otherwise 0 or at least 5	N/A	45, except in the Midtown 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, Elmore Road, Ambassador Drive, and the north and east alignments of Tudor Centre Drive, where the maximum height is 75
			L116: 8.401		L116: 60						
R-3A											
Dwelling, townhouse	2,000	20 (30 on corner lots)	L116: 8.401	20	60	L116: 5,041	Min: 10	N/A on common lot line; otherwise 5	15 ft 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: 5,041	Max: 20 5					
Dwelling, mixed-use	6,000	50	L118: 11,250	50	75	L118: 6,750	A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030 C.5.)	10 ft adjacent to a residential district (except for R-4 or R-4A); otherwise 5	10		70
			L116: 8.401		L116: 6,301						
Dwelling, multi-family	6,000	50	L117: 8.401	50	75	L117: 6,301					75
			L118: 11,250		L118: 8,438						
All other uses	6,000	50	L116: 8.401	50	75	L116: 6,301					
			L117: 8.401		L117: 6,301						
			L118: 11,250			L118: 8,438					

Lot 16 0.1928604 acres
Lot 17 0.1928604 acres
Lot 18 0.25826446 acres

B-3 CONCEPT

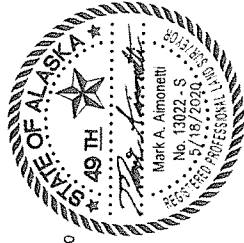


MIXED USE CONCEPT



SURVEYOR CERTIFICATE

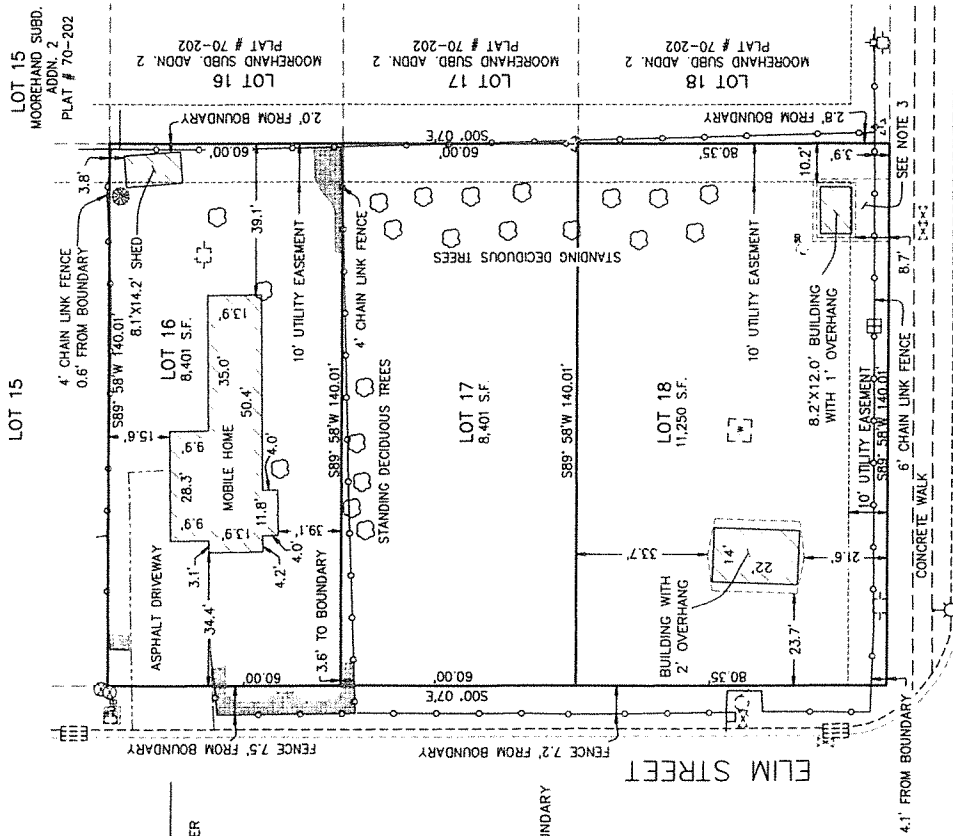
I HEREBY CERTIFY THAT I HAVE PERFORMED AN AS-BUILT SURVEY ON THE PROPERTY SHOWN HEREON AND THE IMPROVEMENTS EXIST AS SHOWN. FIELD SURVEY: 5/13/2020



Mark A. Aimonetti
MARK A. AIMONETTI
PLS 13022
5/18/2020

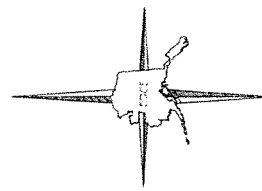
NOTES

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.



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



30' 15' 0' 30'
1" = 30'



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

ABBOTT ROAD

ELIM STREET

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 Meeting, 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

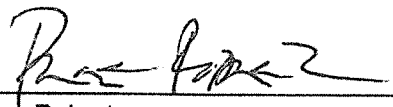
Passed this 23rd day of February, 2023.



Kathleen Easley
Secretary

02/23/23

Date



Bruce Roberts
ALCC President

2/23/23

Date



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

Meeting Date: April 11, 2023

1 **From:** Chair LaFrance
2
3 **Subject:** ABBOTT LOOP COMMUNITY COUNCIL RESOLUTION IN
4 SUPPORT OF THE LAND USE AMENDMENT AND ZONE
5 AMENDMENT OF MOOREHAND SUBDIVISION NO. 2 LOTS 17 &
6 18 AND MOOREHAND SUBDIVISION NO. 3 LOTS 16, 17, & 18.
7
8 Please see the attached resolution from the Abbott Loop Community Council for
9 your review and information.
10
11 Prepared by: Jenna Brister, Executive Administrative Assistant
12 Approved by: Barbara A. Jones, Municipal Clerk
13 Respectfully submitted: Suzanne LaFrance, Chair

Departmental and Public Comments

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Friday, September 8, 2023 7:35 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: 2023-0096 Request for Reviewing Agency Comments

RECEIVED

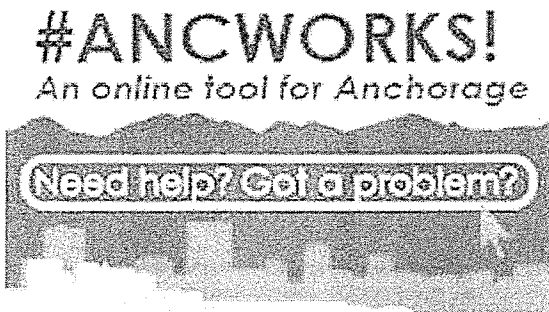
All: SEP 08 2023

ROW has the following comments for case number 2023-0096:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



MEMORANDUM

RECEIVED

SEP 06 2023

DATE: September 06, 2023
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Decision date: October 02, 2023
Agency Comments due: September 05, 2023

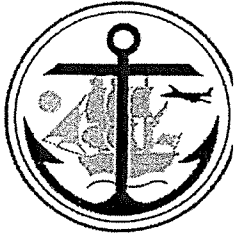
AWWU has reviewed the materials and has the following comments:

2023-0096 LOTS 16, 17 & 18, MOOREHAND SUBDIVISION ADDITION NO. 3 (PLAT 70-203) – Review and Recommendation by the Planning and Zoning Commission to the Assembly of a request to amend the Anchorage 2040 Land Use Plan/Map to change the land use designation of three (3) parcels of land from "Compact Mixed Residential-Medium" to "Town Center," Grid SW2333.

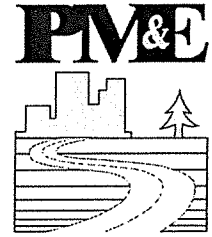
1. These parcels are within AWWU's certificated sanitary sewer service district and are outside of AWWU's water service district.
2. AWWU sanitary sewer service is available to these parcels.
3. AWWU has no other comments or objections to this Review and Recommendation.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to seth.wise@awwu.biz.





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: September 5, 2023

RECEIVED

To: Dave Whitfield

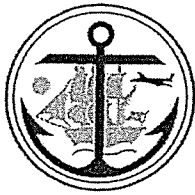
SEP 05 2023

FROM: Kyle Cunningham

SUBJECT: Cases 2023-0096 & 2023-0097: Comments from Watershed
Management Services.

Watershed Management Services (WMS) has the following comments for the October 2, 2023 Planning and Zoning Commission hearing:

- (2023-0096) – Lots 16, 17, & 18, Moorehand Subdivision Addition No. 3 (Plat 70-203);
 - WMS has no comments on or objections to this request.
- 2023-0097 – Lots 16, 17, & 18, Moorehand Subdivision Addition No. 3 (Plat 70-203);
 - WMS has no comments on or objections to this request.



MEMORANDUM

RECEIVED

DATE: August 28, 2023

AUG 28 2023

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2023-0096 Amendment to 2040 Land Use Comprehensive Plan/map to
change land use designation from Compact Mixed Residential -Medium to
Town Center**

Lots 16-18, Moorehand Subdivision Addition # 3 (Plat 70-203)

Traffic Engineering has no objection to the proposed amendment to 2040 Land Use Plan/Map.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Dave Bronson

RECEIVED

AUG 28 2023

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: August 28, 2023
TO: Francis McLaughlin, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2023-0096

Case 2023-0096 – Review and Recommendation by the Planning and Zoning Commission to the Assembly of a request to amend the Anchorage 2040 Land Use Plan/Map to change the land use designation of three (3) parcels of land from "Compact Mixed Residential-Medium" to "Town Center".

Department Recommendations: The Private Development section has no objection to the request to amend the Anchorage 2040 Land Use Plan/Map to change the land use designation of three (3) parcels of land from "Compact Mixed Residential-Medium" to "Town Center".



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

RECEIVED

August 23, 2023

AUG 23 2023

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2023-0096 – Comprehensive Plan Amendment (9131 & 9111 Elim St)**
- **2023-0097 – Zoning Map Amendment (9131 & 9111 Elim St)**
- **2023-0108 – Title 21 Parking and Site Access Clean-up Text Amendments**

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

"Keep Alaska Moving through service and infrastructure."

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, August 15, 2023 3:01 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Wilson, Karleen K.
Subject: FW: 2023-0096 Reviewing Agency Comments

No comments from Addressing.

Karleen Wilson
MOA Addressing Official
907.343.8168
[MOA Official Address Map](#)

RECEIVED

AUG 15 2023

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, August 15, 2023 2:58 PM
To: Wilson, Karleen K. <karleen.wilson@anchorageak.gov>
Subject: RE: 2023-0096 & 2023-0097 Request for Reviewing Agency Comments

2023-0096 is for the Comp Plan Amendment (changes land use and map to "Town Center")
2023-0097 is the Rezone from R-5 to B-3

It is not often you are confused :)



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

From: Wilson, Karleen K. <karleen.wilson@anchorageak.gov>
Sent: Tuesday, August 15, 2023 2:55 PM
To: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: FW: 2023-0096 & 2023-0097 Request for Reviewing Agency Comments

So are they really applying for two different rezones on the exact same 4 lots? I'm a bit confused. just checking.

Karleen Wilson
MOA Addressing Official
907.343.8168
[MOA Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, August 14, 2023 2:46 PM

Affidavit of Posting

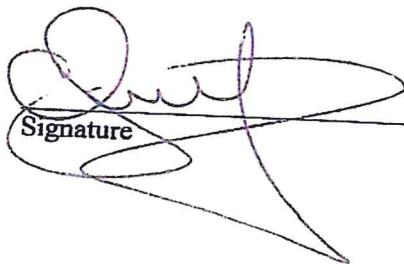


AFFIDAVIT OF POSTING

CASE NUMBER: 2023-0096

I, CHRISTOPHER M. SCHUTTE hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for COMP. PLAN AMENDMENT. The notice was posted on 08-17-2023 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 17TH day of AUGUST, 20 23


Signature

LEGAL DESCRIPTION

Tract or Lot: LOTS 16-18

Block: _____

Subdivision: MOOREHAND SUB. #3









CLERK'S OFFICE
AMENDED, AND APPROVED
Date: 6-10-03

Submitted by:
Prepared by: Planning Department
For reading April 22, 2003

Anchorage, Alaska
AO 2003-81

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF
APPROXIMATELY 0.262 ACRES FROM R-5 TO B-3 SL FOR MOOREHAND
SUBDIVISION, LOT 20, GENERALLY LOCATED AT THE NORTHWEST
CORNER OF ELIM STREET AND ABBOTT ROAD.

(ABBOTT LOOP Community Council) (Planning and Zoning Commission Case 2003-015)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as ~~B-3 SL (general commercial with special limitations)~~^{R-O} Zone:

Moorehand Subdivision, Lot 20 as shown on Exhibit "A" (Planning and Zoning
Commission Case 2003-015).

Section 2. The zoning map amendment described in Section 1 above shall be
subject to the following special limitations regarding the uses of the property:

1. Resolving access with the Municipal Traffic Engineer prior to the
issuance of any building permits.
2. Providing and maintaining a 10-foot planted screening easement on the
south and east property lines wherever the site abuts residential zoning.

Section 3. The special limitations set forth in this ordinance prevail over any
inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless
specifically provided for otherwise. All provisions of Title 21 of the Anchorage
Municipal Code not specifically affected by the Special Limitations set forth in this
ordinance shall apply in the same manner as if the district classification applied by
this ordinance were not subject to Special Limitations.

Section 4. The Director of the Planning Department shall change the zoning map
accordingly.


Section 5. This ordinance shall become effective within ten (10) days after the
Director of the Planning Department has received written consent of the owners of
the property within the area described in Section 1 above to the special limitations
contained herein. The rezone approval contained herein shall automatically expire
and be null and void if the written consent is not received within 120 days after the
date on which this ordinance is passed and approved. In the event that no special

1 | limitations are contained herein, this ordinance is effective immediately upon
2 | passage and approval.

3 | PASSED AND APPROVED by the Anchorage Assembly this

4 | 10th day of June 2003.

5 |


Chair

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATION MEMORANDUM

AIM No. 47-2003

Meeting Date: April 22, 2003

From: Mayor

Subject: AO 2003- 81

Transmittal of Planning and Zoning Commission recommendation to the Assembly to disapprove rezoning 0.26 acres from R-5 to B-3 for Moorehand Subdivision No. 4, Lot 20, generally located at the northwest corner of Elim Street and Abbott Road.

1 In accordance with AMC 21.20.100 D., Mr. David Jensen, the petitioner, filed a
2 written statement with the Municipal Clerk requesting that an ordinance amending the
3 zoning map to B-3 from R-5 be submitted to the Municipal Assembly. The Planning
4 and Zoning Commission disapproved the rezone request. That action is final unless the
5 applicant requests an ordinance be forwarded to the Municipal Assembly within 20
6 days of the Commission's decision.

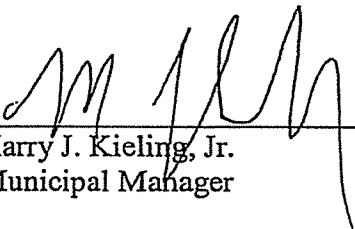
7
8 Mr. David Jensen petitioned to rezone a single lot, approximately 0.26 acres in size,
9 currently zoned R-5 (Rural Residential District) to B-3 (General Business District). It
10 is located at the northwest corner of Elim Street and Abbott Road. The Planning and
11 Zoning Commission found B-3 zoning does not meet the standards for a zoning map
12 amendment as required by AMC 21.20.090, and was not consistent with the
13 requirements for implementation of the *Anchorage 2020 Anchorage Bowl*
14 *Comprehensive Plan*.

15
16 The Commission also found that the B-3 zoning request would constitute a spot
17 zoning, as established by past court decisions. Mr. Jensen's request was for the
18 specific use of a photographic studio. It is generally held that spot zoning is singling
19 out a small parcel of land for the benefit of the owner to the detriment of other
20 property owners and the community. Spot zoning can be either spatial or non-spatial
21 and in this case is both because it is a small parcel of land 6,000 square feet, and
22 benefits only one property owner for one specific use.


23
24 The February 20, 2001 adopting ordinance for the *Anchorage 2020 Anchorage Bowl*
25 *Comprehensive Plan* (AO 2000-119(S)) directs that the approving authority may
26 approve an application for an entitlement only if it does not conflict with the goals,
27 policies and objectives of the plan. This rezone would directly conflict with policy
28 number twenty-one of the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.
29

1 The Commission voted unanimously to recommend the Assembly disapprove the
2 rezoning map amendment request.
3
4
5

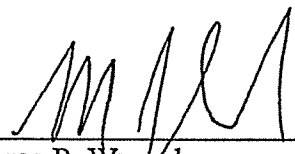
Reviewed by:


Harry J. Kieling, Jr.
Municipal Manager

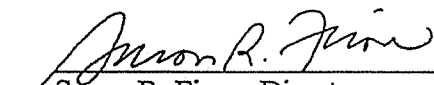
Reviewed by:


Mike Scott, Executive Director
Office of Planning, Development
and Public Works

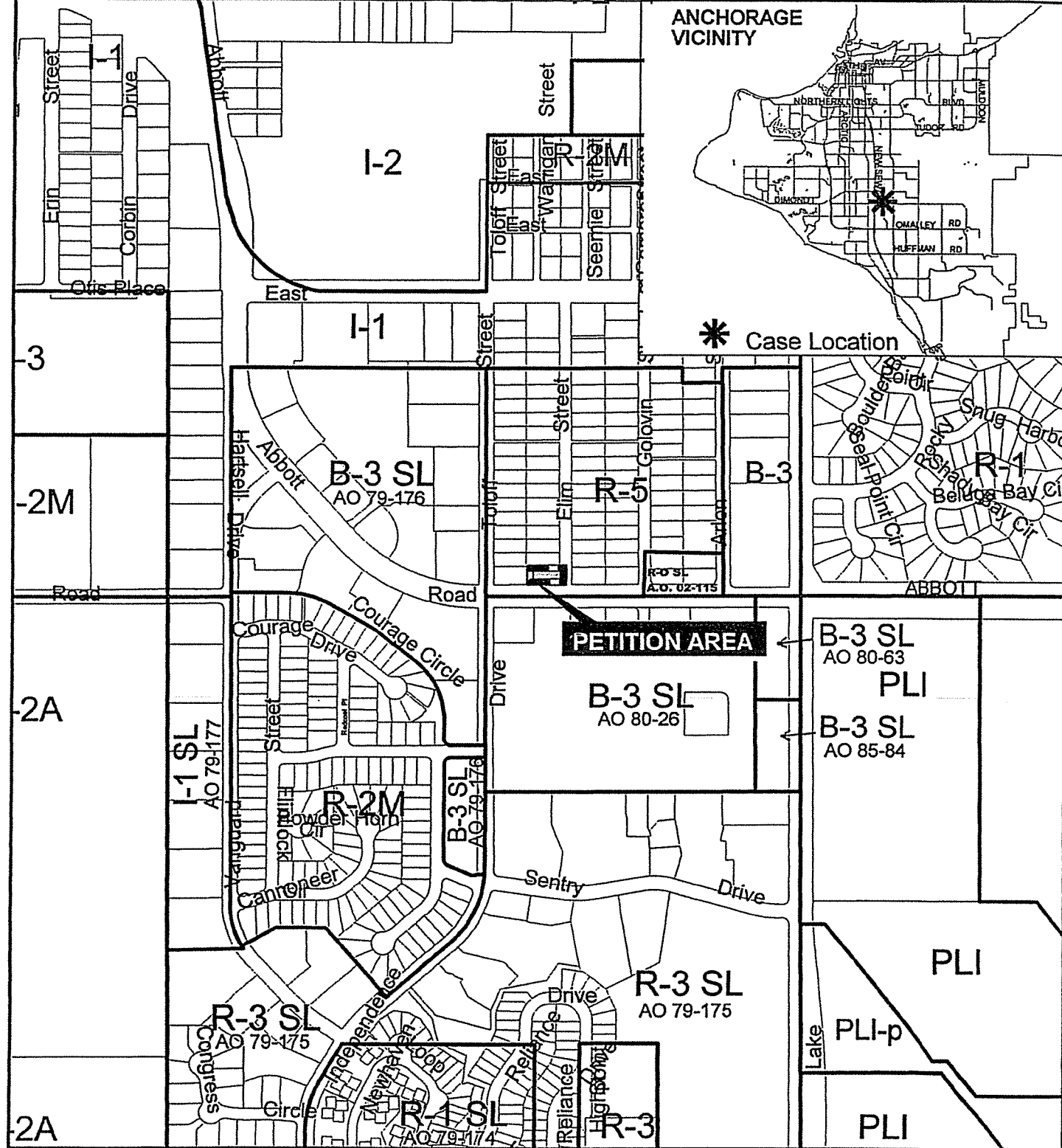
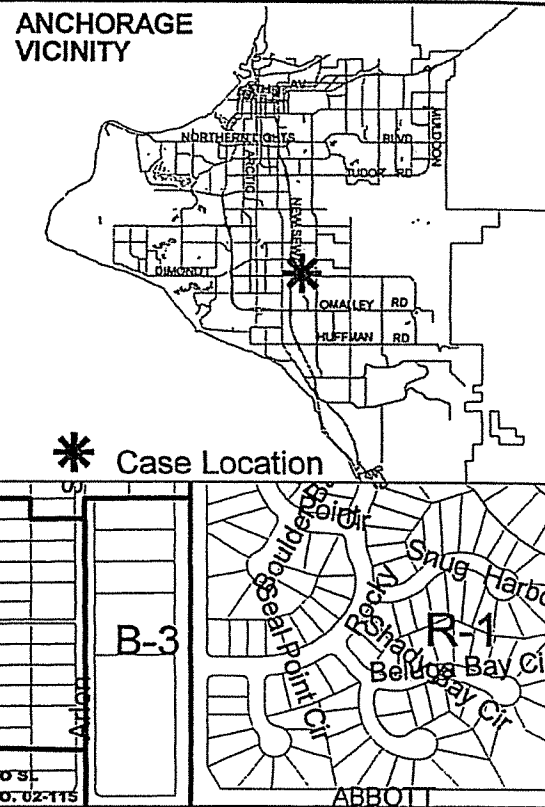
Respectfully submitted,


George P. Wuerch
Mayor




Prepared by:

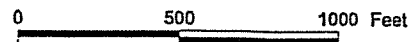

Susan R. Fison, Director
Department of Planning

2003-015



Date: FEBRUARY 25, 2003

 100 Year Floodplain
 500 Year Floodplain
 Floodway



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-006**

A RESOLUTION DENYING A REZONING FROM R-5 (RURAL RESIDENTIAL) TO B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR LOT 20, MOOREHAND SUBDIVISION NO. 4; GENERALLY LOCATED AT THE NORTHWEST CORNER OF ELIM STREET AND ABBOTT ROAD.

(Case 2003-015, Tax I.D. No. 014-293-19)

WHEREAS, a request has been received from David Jensen to rezone approximately 0.26 acres of land from R-5 to B-3 SL for Lot 20, Moorehand Subdivision No. 4, generally located at the northwest corner of Elim Street and Abbott Road, and

WHEREAS, notices were published, posted and 72 public hearing notices were mailed and a public hearing was held on January 13, 2003.

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

A. The Commission makes the following findings of fact:

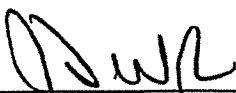
1. This is a request to rezone the site from R-5 to B-3 SL. The special limitations offered are to allow onsite parking expansion from existing to an additional six spaces with access only from Elim Street, and to prohibit pole-mounted signs (see special limitation discussion further below).
2. The petition site consists of an 11,250 square foot (SF) (approximately 0.26 acre) corner lot located on the northwest corner of Elim Street and Abbott Road. The petition site is currently zoned R-5 (Rural Residential District), and is constructed with a single-family home. The existing structure was built in 1974, consisting of approximately 1,280 square feet (SF), with an approximate 240 SF garage. A 6-foot tall wood fence surrounds the lot on the road frontages, and encloses the rear yard. Access to the site is from Elim Street.
3. The petitioner proposes to use the existing single-family home as a photography studio. This use is not permitted in the R-5 district. This use would be permitted as a home-occupation, but the limitations for a home occupation in AMC 21.45.150 severely restrict the amount of square footage that could be used for a business, and would require that the owner live in the house. The maximum use of a dwelling unit for a home occupation is no more than the lesser of 25% or 500 SF of the floor area of the dwelling or 200 SF of an accessory building. It also has other strict regulations on signage, incoming traffic, etc. The purpose of home occupation regulations are to ensure the retention of the residential nature of the zoning district, while permitting minor occupations to occur, so long as they remain clearly accessory and incidental to the principle use of the zoning district.

4. The petition site is surrounded by R-5 zoned property to the west, north and east. The property to the south is zoned B-3 (General Business District). AMC 21.45.
5. The petition site is located at the southwest corner of two R-5 zoned subdivisions (Moorehand and Arlon) that are classified as Commercial/Industrial in the Comprehensive Plan. North of the R-5 subdivisions is I-1 property that fronts onto East 88th Avenue. To the east of the R-5 area is a strip mall zoned B-3, containing a McDonalds Restaurant, a Chevron Gas Station and other retail stores. To the west of the R-5 is the Independence Park Shopping Village Subdivision, zoned B-3 SL and is only partially developed as commercial retail. To the south of the site is the recently constructed Fred Meyer grocery/retail store, which includes a gasoline pump station.
6. This site is located within the Abbott Town Center area, and less than one-quarter mile from the Lake Otis Transit Supportive Development Corridor as shown on the Anchorage 2020 Anchorage Bowl Comprehensive Plan.
7. The Abbott Town Center plan is currently under contract, and community meetings and design charrettes have been underway on this project, with completion of the draft Town Center Master Plan in 2003. The Master Plan will include both a land use plan and urban design guidelines for future development.
8. This request appears to the Department to be a speculative or spot rezoning. A spot zoning exists if all of the following factor's are present: (1) a small parcel of land is singled out for special and privileged treatment; (2) the singling out is not in the public interest but only for the benefit of the land owner; and (3) the action is not in accord with a comprehensive plan.
9. The Commission finds that it is important to hold up Anchorage 2020, especially in these early stages after its approval. It was noted that the Commission is seeing very difficult cases and it is important not to disregard Anchorage 2020.
10. The Commission finds that regarding the rezoning of the property nearby to R-O that it was a larger parcel, it had design standards, and it could accommodate a larger development. The Commission noted it did not doubt the petitioner or that his intent is to have a pleasant looking structure on this lot, but the Commission does not find it is inappropriate to think this could be developed with high-density residential use in the future.
11. The Commission finds that it is false to say that residential does not belong on an arterial roadway, as with this site, and further finds that this rezoning was not appropriate at this time.
12. The Commission noted full faith that this would be a good development, so long as Mr. Jensen owns the property. However, factors could affect the ownership of the property and the rezoning would not institute controls that


prevent the property from, at some point, potentially becoming a B-3 strip commercial development. It is difficult to maintain controls that provide for a transition. The Commission noted that the failure of R-O zoning district is that there is a thin line between strip commercial and what was trying to be achieved through that zoning.

13. The Commission finds that the petitioner's proposed use is a buffer of a light commercial use between the roadway and the residential neighborhood, but does not find in favor of the rezone because of the technical and legal issues of a spot rezoning.
14. The Commission finds that, based on precedent, this is a spot rezoning. The Commission finds that the rezoning request must either be combined with a number of other parcels and come back with specific special limitations or come forward as part of a town center plan. As a small standalone lot, it violates the technical issues with respect to spot zoning.
15. The Commission further finds that this recommendation of denial is due to the finding that this is a spot rezoning, and not due to the fact that this property is located in the vicinity of the town center. The Commission noted that until such time as the Assembly adopts a moratorium on rezonings in an area, the proximity of a property to a town center would not be part of the decision on a rezone request.
16. The Commission voted unanimously (0-8) to deny B-3 zoning.
17. The Commission recommends the above rezoning be DENIED by the Anchorage Assembly

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 13th day of January, 2003.



Susan R. Fison
Secretary



for Toni Jones
Chair

(2003-015)
(014-293-19)