

# Planning and Zoning Commission

October 2, 2023

Case #: **2023-0097**

Case Title: Request to Rezone three (3) lots from R-5 (Low-Density Residential) District to B-3 (General Business) District.

Agenda Item #: **G.2** Supplementary Packet #: **2**

**X** Comments submitted after the packet was finalized

☐ Additional information

☐ Other:

Sent by email:            yes            **X**            no

## Public Comments: 2023-0097

Commenter	Email	Phone Number	Submitted
Eric P Trevithick PO Box 230534 Anchorage, AK 99523	erictrevithick@gmail.com	9073015359	9/25/2023 1:48:42 PM
As a land owner on Elim Street, I am submitting this letter as support for the B-3 re-zone. I believe the proximity of the lots to the busy road, the property is better suited for commercial application. Any commercial built on that lot will enhance the area and bring more amenities to the neighborhood. The area already has a more commercial feel and I think B-3 would be a positive and certainly not a negative.			
Gregory Groeneweg 7461 Beacon Hill Drive Anchorage, AK 99507	akglg@me.com	9072425038	9/29/2023 8:27:11 PM
<p>Sirs,</p> <p>As a life-long Anchorage resident, I am glad to see someone addressing a long time Abbott "eye-sore". The north side of Abbott, from Lake Otis to Toloff. Vacant lots that no one has wanted to build on. Why?-because no one wants to live on one of the busiest 4 lane roads in Anchorage. Not a single one of the vacant lots have a home on them. And I don't suppose that anyone is going to want to see the low budget duplexes that may appear. The area is on the brink of becoming a better community if those lots were freed up for some nice commercial businesses. It would really correct the lack of a good boundary between commercial and residential. Any residence built on an Abbott facing lot is also going to be under significantly increased vandalism pressure. There is a bus stop on Abbott and it becomes a gathering place. Even this points to opening property up for commercial interests. In any case, the present zoning has not met the public need and therefore they sit vacant. This has resulted in unkempt land/sidewalks. These lots have become even more dangerous in recent years as this vacant land becomes a getaway for vagrants.</p> <p>We own three properties in this immediate area and have tried to do our part in keeping this area clean and looking nice. It would be great to see both sides of the street zoned the same and maybe see some nice interesting small businesses show up. I am shocked to hear a "good" idea these days but this is a good one. And I suppose it has taken a lot of time and effort to get this far. I think most everyone in the community here feels the same.</p> <p>Thank you for your time in reading this. I am available to answer any questions you might have for someone whose been in the community for decades.</p> <p>Cordially, Greg Groeneweg</p>			