

# Application for Zoning Map Amendment

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

## PETITIONER\*

Name (last name first):

Henry & Charlotte Kim

Mailing Address:

4467 Terra Granada Dr. #4B

Walnut Creek, CA 94595

Contact Phone – Day:

425-373-6969

Evening:

E-mail:

man4good@gmail.com

## PETITIONER REPRESENTATIVE (if any)

Name (last name first):

S4 Group, LLC

Mailing Address:

124 E 7th Ave, Anchorage, AK 99501

Contact Phone – Day:

907-306-8104

Evening:

E-mail:

kate@s4ak.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): 014-291-59, 014-291-58

Site Street Address: 9130 Golovin Street

Current legal description: (use additional sheet if necessary)

Moorehand Subdivision Addition #2 Lots 17 & 18

Existing Zoning: R-5

Acreage: 0.45

Grid #: SW2333

Proposed Zoning: B-3

Existing use: Vacant

Proposed use (if any):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature



Owner



Representative

(Representatives must provide written proof of authorization)

09/19/2024

Date

Kate Sauve

Print Name

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

Meeting Date: *Pzc:*

2024-0117

12/02/2024

**COMPREHENSIVE PLAN INFORMATION**Improvement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☒ Neighborhood (Residential) ☐ Center ☐ Corridor  
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

**Anchorage 2040 Growth Supporting Features:**

- ☒ Transit-supportive Development ☐ Greenway-supported Development  
☐ Traditional Neighborhood ☐ Residential Mixed-use

**Eagle River-Chugiak-Peters Creek Land Use Classification:**

- ☐ Commercial ☐ Industrial ☐ Parks/open space  
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected  
☐ Special Study ☐ Residential at \_\_\_\_\_ dwelling units per acre

**Girdwood- Turnagain Arm**

- ☐ Commercial ☐ Industrial ☐ Parks/open space  
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected  
☐ Special Study ☐ Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

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

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

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

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

- 1 copy required: ☐ Signed application (original)  
☐ Ownership and beneficial interest form
- 16 copies required: ☐ Signed application (copies)  
☐ Signatures of other petitioners (if any)  
☐ Map of area to be rezoned  
☐ Map of area surrounding proposed rezoning, including zoning and existing uses  
☐ Narrative statement explaining:  
     ☐ need and justification for the rezoning  
     ☐ the proposed land use and development  
     ☐ the probable timeframe for development  
     ☐ an analysis of how the proposal meets the rezoning criteria on page 3 of this application  
☐ Summary of community meeting(s)  
☐ Proposed special limitations, if any

(Additional information may be required.)



### APPLICATION CHECKLIST

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

### ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

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

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



Moorehand #2  
Zoning Map Amendment Application Narrative  
MOA Case 2024-0117

This application is subsequent to a concurrent application for a comprehensive plan map amendment that would change the land use designation of the project site from Compact Mixed Residential - Medium to Town Center. This is a request for a zoning map amendment application that would change the zoning district of the project site from R-5 Low Density Residential to B-3 General Business. Both of these applications would amend the land use classification and zoning district to match the land to the east, south, and west of the site. This change would adhere to the characteristics of the surrounding B-3 zoned land abutting the busy Abbott Road, a major Arterial Street. This application will assume that the concurrent comprehensive plan amendment referred to above has been approved.

The project site is located at 9130 Golovin Street, directly adjacent to Abbott Road and across from Fred Meyer, legally known as Moorehand Subdivision Addition #2 Lots 17 & 18. The site is 0.45 acres and is currently undeveloped.

The Abbott Loop Community Council signed Resolution 2023-01 in support of this zoning map amendment on February 23, 2023.

**Need and Justification for the Rezoning**

The petition site is currently zoned R-5 Low Density Residential and is part of a large developed neighborhood, filled with single-family homes, mobile homes, and the occasional two-family home. However, the petition site has remained undeveloped and vacant for over 15 years, along with the two parcels to the west that were recently rezoned. These vacant parcels show a distinct desire for separation of residential dwellings from the busy major arterial street that is Abbott Road.

A parcel one street to the west of this site, located at 9130 Elim Street, had its zoning designation changed from R-5 to RO-SL Residential Office District in 2003. Three parcels of land directly to the west of this site, located at 9138 Arlon Street, had their zoning designation changed from R-5 to B-3 General Business in 2024. A parcel of land directly to the east of this site, located at 9131 Elim Street, had its zoning designation changed from R-5 to B-3-SL General Business in 2005. Each of these changes to zoning designation are for properties that sit across from a B-3-SL commercial district and abut the busy Abbott Road. These changes, approved by the Anchorage Assembly, show a clear pattern of change in the needs of the surrounding community.

**Proposed Land Use and Development**

This zoning application is meant to lay the foundation for future infill development. There is no development planned for this site at this time.

**Request Conformance with the Approval Criteria for Zoning Map Amendment Standards (AMC 21.03.160.E)**

**1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

This site and the two similar lots to the west, closest to Abbott Road have remained vacant and undeveloped for the past 15 - 25 years, showing a clear desired buffer between developed residential lots and the busy major arterial road. The commercial properties farther to the east and west, directly abutting Abbott Road, have developed residential dwelling on the lots directly behind them. Title 21 states that "the B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic." Re-designating the land use for this site would allow for desired infill development between a residential district and a major arterial street, which is directly in favor of the public interest and welfare, and would not be detrimental to the health or safety of the community.

**2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

The accompanying concurrent application has amended the land use designation to Town Center, which matches the *Anchorage 2020* land use plan. The *Anchorage 2040* plan specifies the B-3 zoning district as a preferred district for Town Centers and encourages infill, redevelopment, and reuse that strengthens cohesion and levels of activity in the district.

This rezone is consistent with the following goals and policies of the *Anchorage 2040 Land Use Plan*:

- Goal 1: Plan for Growth and Livability. Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.
  - LUP 1.3: Coordinate area-specific plans and updates so that collectively these maintain or improve Anchorage's capacity to accommodate housing, employment needs, and achieve its goals for growth.
  - LUP 1.4: Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations.
- Goal 2: Infill and Redevelopment. Infill and redevelopment meet the housing needs of residents and businesses in Anchorage.
  - LUP 2.2: Coordinate redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability and quality of life, and encourage the market to add new residences, shops, and workplaces.
  - LUP 2.3: Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.

- Goal 3: Center and Corridors. Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.
  - LUP 3.2: Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city's needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.

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

Title 21 states that, "the B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities." The project site is located on the major arterial street of Abbott Road, which experiences heavy traffic, and is surrounded by other commercial uses. It has adequate public services and facilities available to it.

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

This application would amend the zoning district to match the land to the east, south, and west of the site. The parcel one street to the west of this site, located at 9130 Elim Street, had its zoning designation changed from R-5 to RO-SL Residential Office District in 2003. Three parcels of land directly to the west of this site, located at 9138 Arlon Street, had their zoning designation changed from R-5 to B-3 General Business in 2024. The parcel of land directly to the east of this site, located at 9131 Elim Street, had its zoning designation changed from R-5 to B-3-SL General Business in 2005. Each of these changes to zoning designation are for properties that sit across from a B-3-SL commercial district and abut the busy Abbott Road. These changes, approved by the Anchorage Assembly, show a clear pattern of change in the needs of the surrounding community. This rezone is compatible with the surrounding land uses and development intensities.

This site and the two similar lots to the west, closest to Abbott Road have remained vacant and undeveloped for the past 15 - 25 years, showing a clear desired buffer between the developed residential lots to the north and the busy major arterial road of About Road.

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

Public facilities and services are available and capable of supporting the uses allowed by the B-3 zoning district.

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

This rezone will not result in any adverse impacts on the natural environment.

- 7. The rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

This site and the two similar lots to the west, closest to Abbott Road have remained vacant and undeveloped for the past 15 - 25 years, showing a clear desired buffer between the developed residential lots to the north and the busy major arterial road of Abbott Road. The commercial properties farther to the east and west, directly abutting Abbott Road, have developed residential dwelling on the lots directly to the north of them. This rezone will allow for infill development in an area that has a clear public interest in separating residential lots from a busy major arterial street.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

This application would amend the zoning district to match the land to the east, south, and west of the site. The parcel one street to the west of this site, located at 9130 Elim Street, had its zoning designation changed from R-5 to RO-SL Residential Office District in 2003. Three parcels of land directly to the west of this site, located at 9138 Arlon Street, had their zoning designation changed from R-5 to B-3 General Business in 2024. The parcel of land directly to the east of this site, located at 9131 Elim Street, had its zoning designation changed from R-5 to B-3-SL General Business in 2005. Each of these changes to zoning designation are for properties that sit across from a B-3-SL commercial district and abut the busy Abbott Road. These changes, approved by the Anchorage Assembly, show a clear land use pattern that this application is succeeding.

- 9. The rezoning does not result in a split-zoned lot.**

This rezone will not result in a split-zoned lot.

**Rezone Request Conformance with the Approval Criteria for B-3 District Location Requirements (AMC 21.04.030.D.3)**

- 1. Establishment of the B-3 district or changes to existing district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.**

The accompanying concurrent application has amended the land use designation to Town Center, which matches the *Anchorage 2020* land use plan. The *Anchorage 2040* plan specifies the B-3 zoning district as a preferred district for Town Centers and encourages infill, redevelopment, and reuse that strengthens cohesion and levels of activity in the district.

Title 21 states that, “the B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities.” The project site is located on the major arterial street of Abbott Road, which experiences heavy traffic, and is surrounded by other commercial uses.

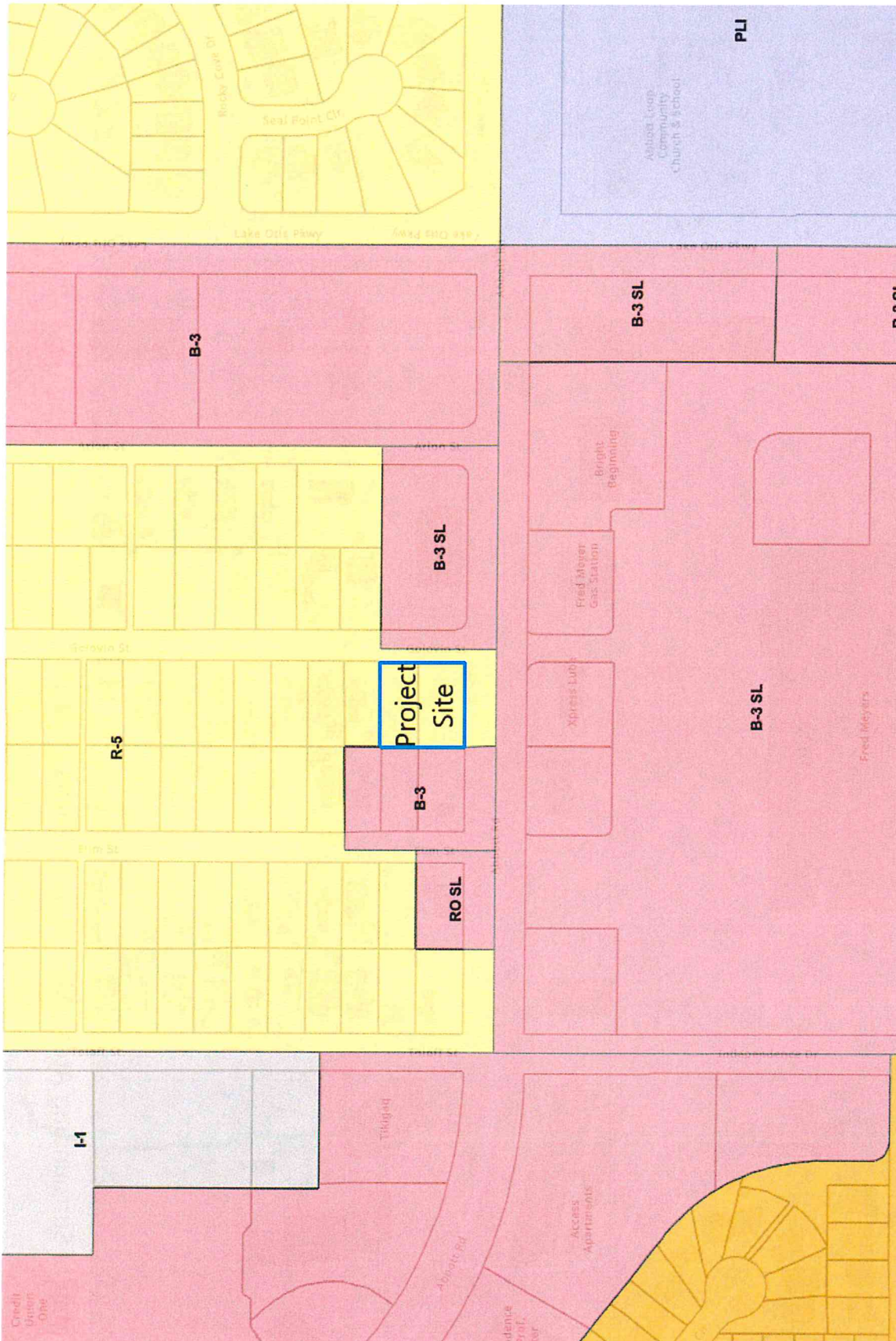
This rezone is consistent with the following goals and policies of the *Anchorage 2040 Land Use Plan*:

- Goal 1: Plan for Growth and Livability. Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.
  - LUP 1.3: Coordinate area-specific plans and updates so that collectively these maintain or improve Anchorage's capacity to accommodate housing, employment needs, and achieve its goals for growth.
  - LUP 1.4: Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations.
- Goal 2: Infill and Redevelopment. Infill and redevelopment meet the housing needs of residents and businesses in Anchorage.
  - LUP 2.2: Coordinate redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability and quality of life, and encourage the market to add new residences, shops, and workplaces.
  - LUP 2.3: Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.
- Goal 3: Center and Corridors. Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.
  - LUP 3.2: Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city's needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.

**2. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on collector or greater roads and being served with adequate public services and facilities.**

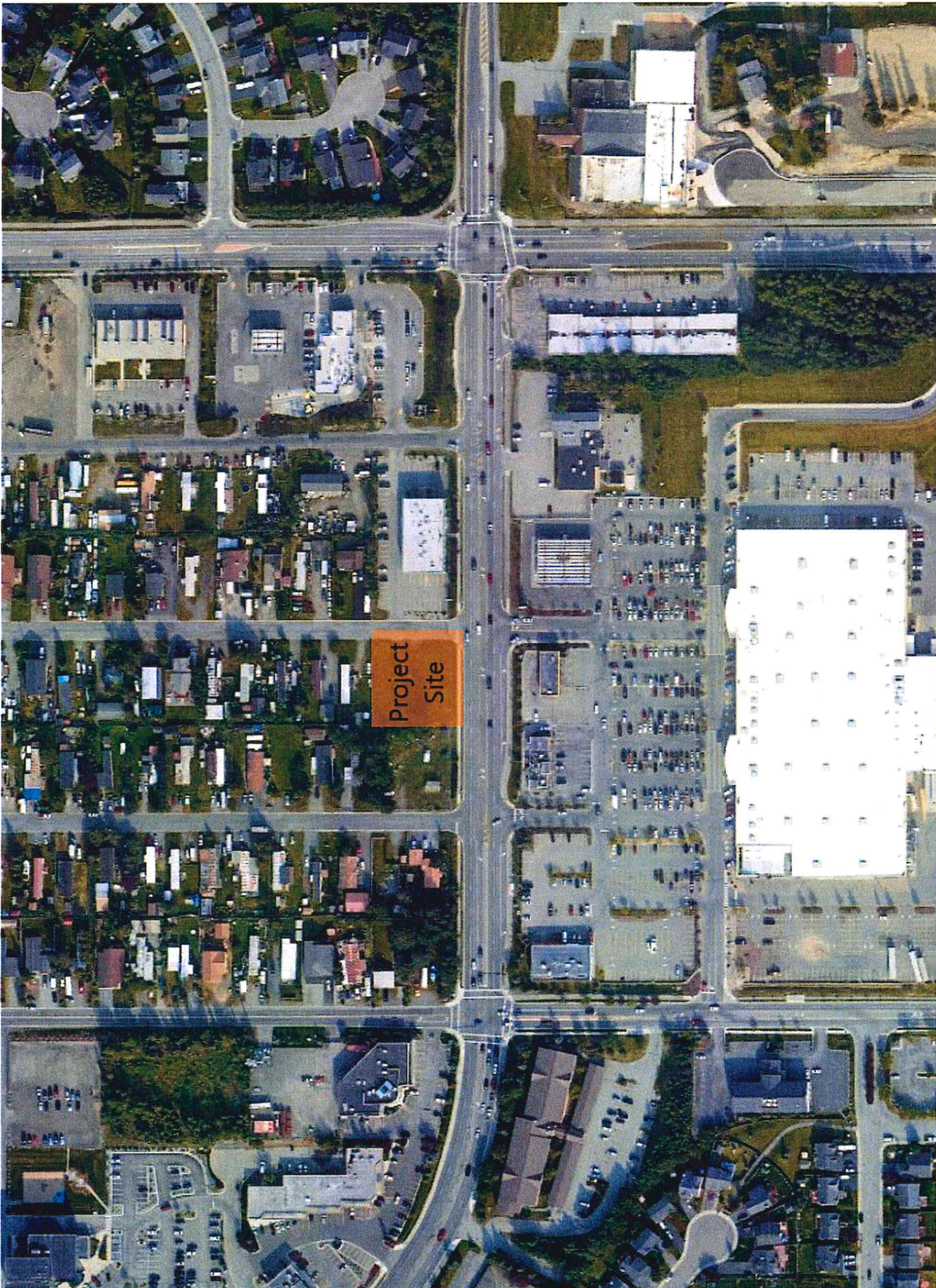
The project site is located on the major arterial street of Abbott Road, which experiences heavy traffic, and is surrounded by other commercial uses. It has adequate public services and facilities available to it.





Map of Surrounding Zoning Districts - Moorehand #2 Lots 17 & 18





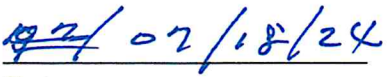
Map of Surrounding Area - Moorehand #2 Lots 17 & 18



## Letter of Authorization


I, Henry Kim, the co-owner of the property located at Moorehand Subdivision Addition # 2 Lots 17 & 18 (MOA Tax ID's 014-291-59-000 and 014-291-58-000), authorize S4 Group to represent me before the Municipality of Anchorage in the request for a zoning action.

  
Signature

  
Date

I, Charlotte Kim, the co-owner of the property located at Moorehand Subdivision Addition # 2 Lots 17 & 18 (MOA Tax ID's 014-291-59-000 and 014-291-58-000), authorize S4 Group to represent me before the Municipality of Anchorage in the request for a zoning action.

  
Signature

  
Date

Attachment Q

Abbot Loop Community Council  
RESOLUTION 2023-01

Abbott Loop Community Council Resolution in Support of the Land Use Amendment and Zone Amendment of Moorehand Subdivision No.2 Lots 17 & 18 and Moorehand Subdivision No. 3 Lots 16, 17, & 18.

WHEREAS, presentations were made at the February 23<sup>rd</sup>, 2022 and the January 26<sup>th</sup>, 2023 General Membership Meetinga, hosted on Zoom and in person, regarding the intention to amend the current land use and zone designation of 5 lots located off of Abbott Road across from Fred Meyer. The parcels are currently designated as *Compact Mixed Residential - Medium* land use and zoned R-5 (Low Density Residential). It is proposed that the parcels designations be changed to *Town Center* land use and zoned B-3 (General Business District); and

WHEREAS, this change in designation would reflect the character of the surrounding *Town Center* and B-3 zoned parcels along Abbott Road and would work towards the Anchorage 2040 Land Use Plan Goal 3, "Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth."; and

WHEREAS, per the AMC Title 21, the B-3 zoning district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic, such as this location. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed;

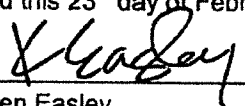
NOW, therefore Abbott Loop Community Council supports the amendment of Moorehand Subdivision No.2 Lots 17 & 18 and Moorehand Subdivision No. 3 Lots 16, 17, & 18 from *Compact Mixed Residential - Medium* land use to *Town Center* land use and from R-5 zoning to B-3 zoning.

Mover: Sheila Cernich

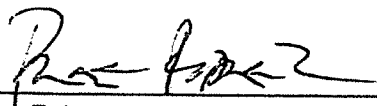
Secunder: Patti Higgins

Votes: Yes 25 No 03

Passed this 23<sup>rd</sup> day of February, 2023.

  
Kathleen Easley  
Secretary

02/23/23  
Date

  
Bruce Roberts  
ALCC President

2/23/23  
Date





Moorehand #2 Comprehensive Plan Amendment and Rezone  
Summary of Community Meeting  
Aug 29, 2024

MOA Planning Division Director  
4700 Elmore Road  
Anchorage, AK 99507

125 notices were mailed on 7/30/24, 0 returned, see attached for content of notices.

Date: 08/29/2024 @ 6:30 PM

Location: Zoom Meeting

Subject: Moorehand #2 Comprehensive Plan Amendment and Rezone

The presentation was made at Abbott Loop Community Council's regular August general member meeting and was held via a Zoom meeting. The meeting was originally going to be held at Kasuun Elementary School, but the meeting location was changed. The meeting covered the details of the proposed comprehensive plan amendment and rezone, as well as the timeline, and process of the project. The following is a brief summary of the questions and comments made by the community. 21 people were present.

Q: What kind of businesses could be placed here?

A: A variety of commercial/business uses are allowed in the B-3 district, as well as residential uses.

Q: Are there any restrictions that could be applied to the lots to limit the type of businesses that could be built on them?

A: Title 21 regulates the type of uses permitted in specific zoning areas, it also states in reference to B-3 districts that "Abutting residential areas should be protected from potentially negative impacts associated with commercial activity.

A community member expressed concerns about businesses abutting residential districts and the negative impacts it could have on surrounding lots, including trash and traffic. Another community member stated that they thought this was a good idea and would like to see these lots utilized.

Participants:

Lizzie Newell  
Simon Rose  
Susan Soule  
Juan San Miguel  
Patricia O'Hara  
Kathleen Easley  
Dale

Jon  
John Hogue  
Calvin Schrage  
Felix Riveria  
Dominick  
Jeremy Houston  
Janice Park

Marilyn Russell  
John Weddleton  
Walter Featherly  
Eleilia Preston  
Kelly Lessens  
Pat Higgins  
Jean Lorentzen

## Community Meeting Notification: Moorehand

Abbott Loop Community Council Meeting  
Date & Location:

**AUGUST 29 @ 6:30 PM**

Kasuun Elementary School  
4000 E 68th Ave  
Anchorage, AK 99507

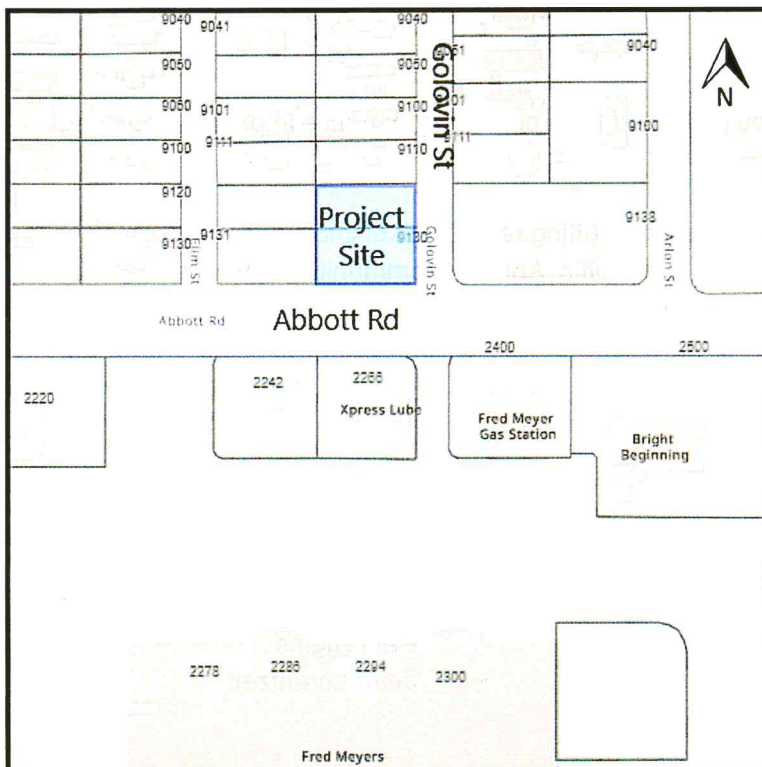
Please check the community council page at  
[communitycouncils.org](http://communitycouncils.org) for any meeting changes.

S4 Group, LLC will be presenting a Land Use and Zoning Amendment action to the Abbott Loop community council at their regularly scheduled August 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 to B-3.

Representatives of the proposed project will provide an overview of the project, 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: [kate@s4ak.com](mailto:kate@s4ak.com) or (907) 306-8104.

The project site of approximately 0.45 acres is located at 9130 Golovin Street, north of Abbott Road, described as Moorehand Subdivision Addition #2 Lots 17 & 18.

For more information go to: [s4ak.com/notice](http://s4ak.com/notice)



«Name»

«Address»

«City», «State» «Zipcode»