

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-033**

A RESOLUTION RECOMMENDING APPROVAL TO AMEND THE ZONING MAP FOR TWO LOTS CONTAINING 0.45 ACRES FROM R-5 (LOW DENSITY RESIDENTIAL) DISTRICT TO B-3 (GENERAL BUSINESS) DISTRICT FOR MOOREHAND SUBDIVISION #2, LOTS 17 AND 18 (PLAT 70-202); GENERALLY LOCATED NORTH OF ABBOTT ROAD, EAST OF ELIM STREET, SOUTH OF EAST 88TH AVENUE, AND WEST OF GOLOVIN STREET, IN ANCHORAGE.

(Abbott Loop Community Council) (Case 2024-0117)

WHEREAS, a request has been received from Henry Kim to amend the zoning map for two lots containing 0.45 acres from R-5 (low density residential) district to B-3 (general business district) for Moorehand Subdivision #2, Lots 17 and 18 (Plat 70-202); generally located north of Abbott Road, east of Elim Street, south of East 88th Avenue, and west of Golovin Street, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on December 2, 2024.

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

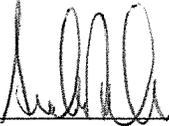
- A. The Commission makes the following findings of fact:
1. There is a need for new housing in Anchorage, but also the need for commercial development to support residential development. The lots to the west were rezoned to B-3 earlier this year. Abbott Road is an Arterial street with a lot of traffic. The Planning Department recommends denial of the rezone, but the Commission supports it.
 2. The prohibition on rezoning from residential to commercial is underpinned by the overwhelming need for additional housing in Anchorage. But, the Commission is recommending approval of a rezone to residential in Eagle River that may develop in the future, as well as other rezones to residential zones.
 3. The Abbott Loop Community Council submitted a letter of support for the rezone.
- B. The Commission recommends approval of the rezone from R-5 (low density residential) district to the B-3 (general business district).

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of December, 2024.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of December, 2024. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.03.050A.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case 2024-0117) (Parcel ID Numbers 014-291-58 and -59)

fm