

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-005**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 1.7 ACRES FROM PLI SL (PUBLIC LANDS AND INSTITUTIONS DISTRICT) WITH SPECIAL LIMITATIONS PER AO 2002-106(S) TO B-3 (GENERAL BUSINESS DISTRICT) FOR TRACTS G5 AND G6, ATHENIAN VILLAGE SUBDIVISION PER PLAT 83-62; GENERALLY LOCATED NORTH OF EAST TUDOR ROAD, EAST OF FLORINA STREET, SOUTH OF RESIDENTIAL DRIVE, AND WEST OF ELMORE ROAD, IN ANCHORAGE.

(Case 2020-0014)

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WHEREAS, a request has been received from the Southcentral Foundation to rezone 1.7 acres from PLI SL (public lands and institutions district) with special limitations per AO 2002-106(S) to B-3 (general business district) for Tracts G5 and G6, Athenian Village Subdivision per Plat 83-62; generally located north of East Tudor Road, east of Florina Street, south of Residential Drive, and west of Elmore road, in Anchorage; and

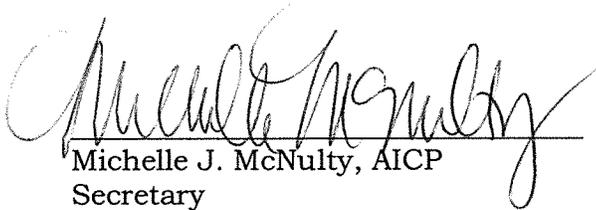
WHEREAS, notices were published, posted, and mailed, and a public hearing was held on February 10, 2020.

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

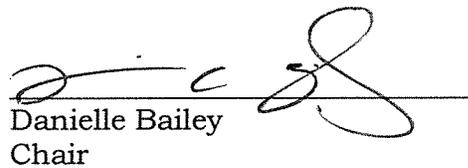
- A. The Commission makes the following findings of fact:
1. This rezone complies with the nine approval criteria for rezonings, AMC 21.03.160E. The rezone is consistent with the "Town Center" designation in the *Anchorage 2040 Land Use Plan Map*.
  2. The property was originally zoned B-3 and was converted only to allow for the treatment of people with felony convictions. Returning the zoning back to B-3 will continue to allow these people to receive treatment under the current code.
  3. The rezone is required to remove the split zoning on approved preliminary plat, Case S12514, Athenian Village Subdivision, Tract G5-1, which is a replat of Tracts G-4, G-5, and G-6, into one tract.
- B. The Commission recommends approval of the rezone to B-3.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of February, 2020.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 2<sup>nd</sup> day of March, 2020.



Michelle J. McNulty, AICP  
Secretary



Danielle Bailey  
Chair

(Case 2020-0014)

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