

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-024**

A RESOLUTION RECOMMENDING DENIAL OF THE REZONING OF APPROXIMATELY 9.96 ACRES FROM R-3 SL (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT WITH SPECIAL LIMITATIONS TO R-4 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT, FOR TRACT 3, BOETTCHER SUBDIVISION; GENERALLY LOCATED SOUTH OF SPENARD ROAD, WEST OF NORTHWOOD DRIVE, AND NORTH OF INTERNATIONAL AIRPORT ROAD, IN ANCHORAGE.

(Case 2015-0093; Parcel ID No. 010-244-28)

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WHEREAS, a request was received from Brian and Young Hae Choi (owners) to rezone approximately 9.96 acres from R-3 SL (multiple-family residential) district with special limitations to R-4 (multiple-family residential) district, for Tract 3, Boettcher Subdivision; generally located south of Spenard Road, west of Northwood Drive, and North of International Airport Road, in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on June 6, 2016.

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

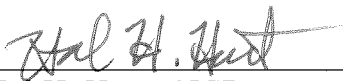
A. The Commission makes the following findings of fact:

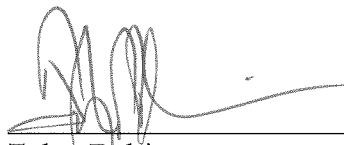
1. The Commission has concerns the size of the project is not consistent with the character of the neighborhood and the allowed maximum height for the proposed zoning would be inconsistent with the current building heights in the surrounding area.
2. The proposed rezone would have too many negative impacts on the community and the Commission is therefore not recommending approval of the original application. The Commission is recommending modification to the existing R-3 SL special limitations to allow the property to be developed in a responsible manner as set by the existing special limitations.
3. The Commission does not find that there is sufficient information on traffic impacts nor information on how the development would impact Fish Creek and the neighborhood from potential flooding.
4. The proposed rezone and application is not compatible with the Anchorage 2020 Comprehensive Plan or the West Anchorage District Plan based on the proposed density and the changes to the character of the neighborhood.

5. The Commission finds that the current R-3 SL zoning is appropriate and would support an application to rezone to R-3 SL with the modification of two special limitations: b. and h. The Commission would recommend special limitations b. and h. (AO 1991-084) be modified to read:
  - b. "There shall be ingress and egress to Northwood Street with the intersection aligned with West 45th Avenue."
  - h. "Development on this parcel is subject to a public hearing site plan review by Planning and Zoning Commission as outline in AMC 21.03.180D.

DENIED by the Municipal Planning and Zoning Commission on the 6th day of June, 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11<sup>th</sup> day of July, 2016.

  
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Hal H. Hart, AICP  
Secretary

  
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Tyler Robinson  
Chair

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