

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-032

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 8.8 ACRES FROM CE-PLI (CHUGIAK-EAGLE RIVER, PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO CE-R-6 SL (CHUGIAK-EAGLE RIVER LOW-DENSITY RESIDENTIAL) DISTRICT WITH SPECIAL LIMITATIONS FOR TRACT 2, CAROL CREEK SUBDIVISION; GENERALLY LOCATED SOUTH OF MENDENHALL STREET, WEST OF KNOB HILL DRIVE, AND NORTHEAST OF HARRY MCDONALD ROAD, IN EAGLE RIVER.

(Case 2021-0066)

WHEREAS, a request has been received from the Municipality of Anchorage Real Estate Department to rezone approximately 8.8 acres from CE-PLI (Chugiak-Eagle River, Public Lands and Institutions) district to CE-R-6 (Chugiak-Eagle River Low-Density Residential) district for Tract 2, Carol Creek Subdivision; generally located south of Mendenhall Street, West of Knob Hill Drive, and Northeast of Harry McDonald Road, in Eagle River; and

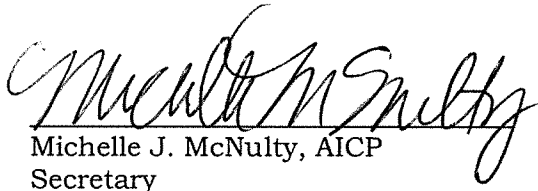
WHEREAS, notices were published, posted, and mailed, and a public hearing was held on November 1, 2021.

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

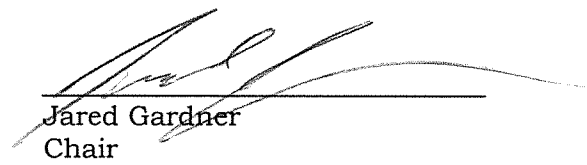
- A. The Commission makes the following findings of fact:
1. The petitioner engaged in public outreach by mailing notice to surrounding properties and holding a community meeting at the regular Chugiak Community Council meeting on July 29, 2021.
 2. The rezoning will add limitations to the property that limit the property to a maximum of 7 dwelling units.
 3. The rezoning complies with the approval criteria for rezonings and with other relevant sections of Title 21. The rezoning to CE-R-6 SL is consistent with the 2018 Chugiak-Eagle River Site-Specific Land Use and Comprehensive Plan Update.
- B. The Commission recommends approval of the rezone to CE-R-6 SL district, with the following special limitation: "No more than 7 dwelling units shall be developed on Tract 2."

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 1st day of November, 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this
6th day of December, 2021.



Michelle J. McNulty, AICP
Secretary



Jared Gardner
Chair

(Case 2021-0066; Tax I.D. No. 051-361-51)

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