

Application for Zoning Map Amendment

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




PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Travis Busse		Name (last name first): S4 Group LLC	
Mailing Address: 4617 Seward Hwy, Anchorage, AK 99503		Mailing Address: 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day: 907-227-4220		Contact Phone – Day: 907-306-8104	
Evening:		Evening:	
E-mail: travis@busseenterprises.com		E-mail: craigb@s4ak.com, 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): 009-173-15		
Site Street Address: N/A		
Current legal description: (use additional sheet if necessary) T13N R3W SEC 32 NW4NW4 PTN		
Existing Zoning: R-3	Acreage: 1.79	Grid #: SW1832
Proposed Zoning: B-3		
Existing use: Parking Misc.	Proposed use (if any): Mixed Use	

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
 Date: **07/11/2023**

(Representatives must provide written proof of authorization)

Kate Sauve
 Print Name

Accepted by: 	Poster & Affidavit:	Fee:	Case Number: 2023-0083	Meeting Date: P2C: 09/11/2023
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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/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens 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:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input checked="" type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "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.



E 46th Rezone
Zoning Map Amendment Application Narrative
Case 2023-0083

This is a request for a zoning map amendment for one parcel, currently zoned R-3, to be amended to B-3 zoning. The parcel is legally described as the NW1/4 NW1/4 PTN T13N R3W SEC 32 SM, a 1.79 acre parcel located to the south of the intersection of East 46th Court and Ingra Street in Anchorage, Alaska, property Tax ID # 009-173-15.

Need and Justification for the Rezoning

The petition site's existing use is designated as Parking Miscellaneous and has been operated by Harold's Rent-A-Truck since prior to 1976 as a vehicle sales, rental, and parking facility.

To the north and east of the petition site are established neighborhoods in the R-3 Mixed Residential District. To the west, northwest, and southwest are a car dealership, auto repair shop, and a tire shop in the B-3 General Business District. To the south is an instrument store and parking/storage lot in the I-1 Light Industrial District.

The *Anchorage 2040 Land Use Plan Map* designates the site as "Commercial Corridor", which "applies to auto-oriented, low-intensity retail, office, and commercial services along arterial corridors, which support surrounding suburban residential neighborhoods. Most Commercial Corridors are envisioned to evolve through infill commercial and housing development, and investment in streetscape and pedestrian enhancements. Revitalization of commercial properties will promote economic vitality and enhance shopping activities by trending toward a mix of uses."

The *Anchorage 2040 Land Use Plan (LUP)* states that, "Development in corridors adjacent to established neighborhoods will transition from higher-intensity uses to lower intensities on the edges of these corridor areas to be compatible with the adjacent residential neighborhoods."

B-3 General Business District zoning is the preferred zoning district for Commercial Corridor land use, it more accurately reflects the historical use of the site, and it reflects the intended use of Commercial Corridor districts by acting as a transition from higher-intensity uses adjacent to established neighborhoods. Zoning the site as B-3 will bring the site closer to compliance with the *Anchorage 2040 LUP*, without removing any future potential use of the site for residential development.

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



- LUP 1.1. Use the Anchorage 2040 Land Use Plan in concert with area-specific plans as a framework to guide decisions on future development patterns, land uses, and allocation of growth.
- 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 5.1. Implement recommended land use patterns and growth in context with existing infrastructure capacity and planned improvements, for utilities, streets, trails, public transit, parks, green infrastructure, and schools.
- LUP 7.1. Preserve, accommodate, and contribute to the character, scale, and identity of established neighborhoods as new infill housing and mixed use development occurs.
- LUP 7.2. Ease the transitions between more intensive uses and adjacent lower-density neighborhoods—in terms of the built scale, height, level of activity, and character.
- “This plan supports the evolution of auto-oriented commercial corridors to mixed-use, pedestrian oriented and transit-supported environments.”(pg 48)

Proposed Land Use and Development

The petition site will continue to operate as it has historically, as a miscellaneous parking and vehicle rental site. The new B-3 zoning will more accurately reflect the historical use of the site and the *Anchorage 2040 LUP* designated use and purpose of the site as a Commercial Corridor. Mixed-Use options are being considered for this site, but no solid plans have been made at this point.

Probable Timeframe for Development

There is no development planned for this site, at this time.

Rezone Request Conformance with the Approval Criteria for Zoning Map Amendment Standards (AMC 21.03.160)

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

The B-3 district promotes the general welfare and benefits the community as a whole by providing the development potential for commercial corridor mixed-use development that is supported by the Anchorage Comprehensive Plan.



- 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 proposed rezone from R-3 to B-3 complies with and conforms to the comprehensive plan. The *Anchorage 2040 Land Use Plan* classifies the petition site as “Commercial Corridor” and states the B-3 district as the preferred zoning district for the Commercial Corridor Land Use Designation.

- 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 purpose of B-3 General Business districts is the following, “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. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. 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.”

The B-3 district has historically met the need for auto-related and auto-oriented uses, which reflects the historical use of this site. The B-3 district is also intended to evolve into a wide range of commercial, residential, and community uses, which reflects the long term goals of the petitioner.

- 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.**

The petition site's existing use is designated as Parking Miscellaneous and has been operated by Harold's Rent-A-Truck since prior to 1976 as a vehicle sales, rental, and parking facility.

To the north and east of the petition site are established neighborhoods in the R-3 Mixed Residential District. To the west, northwest, and southwest are a car dealership, auto repair



shop, and a tire shop in the B-3 General Business District. To the south is an instrument store and parking/storage lot in the I-1 Light Industrial District.

This zoning amendment would conform to the existing pattern of development for the site and surrounding area.

- 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.**

All facilities, utilities, and services are capable of supporting the intended use as a General Business 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.**

The proposed rezone will not result in adverse impacts on the natural environment. Future use of the property as permitted by the B-3 district and intended by the applicant will not significantly impact the current natural environment on the site.

- 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 rezoning will not result in adverse impacts on the adjacent land. The petition site will continue to operate as it has historically, until such time that a mixed-use development plan is made. Such a development plan would work carefully to avoid any adverse impacts on adjacent land.

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

The *Anchorage 2040 Land Use Plan Map* designates the site as “Commercial Corridor”, which “applies to auto-oriented, low-intensity retail, office, and commercial services along arterial corridors, which support surrounding suburban residential neighborhoods. Most Commercial Corridors are envisioned to evolve through infill commercial and housing development, and investment in streetscape and pedestrian enhancements. Revitalization of commercial properties will promote economic vitality and enhance shopping activities by trending toward a mix of uses.”



The *Anchorage 2040 Land Use Plan (LUP)* states that, “Development in corridors adjacent to established neighborhoods will transition from higher-intensity uses to lower intensities on the edges of these corridor areas to be compatible with the adjacent residential neighborhoods.”

B-3 General Business District zoning is the preferred zoning district for Commercial Corridor land use, it more accurately reflects the historical use of the site, and it reflects the intended use of Commercial Corridor districts by acting as a transition from higher-intensity uses adjacent to established neighborhoods. Zoning the site as B-3 will bring the site closer to compliance with the *Anchorage 2040 LUP*, without removing any future potential use of the site for residential development.

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

The proposed rezoning does 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 B-3 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 *Anchorage 2040 Land Use Plan Map* designates the site as “Commercial Corridor”, which “applies to auto-oriented, low-intensity retail, office, and commercial services along arterial corridors, which support surrounding suburban residential neighborhoods. Most Commercial Corridors are envisioned to evolve through infill commercial and housing development, and investment in streetscape and pedestrian enhancements. Revitalization of commercial properties will promote economic vitality and enhance shopping activities by trending toward a mix of uses.”

The *Anchorage 2040 Land Use Plan (LUP)* states that, “Development in corridors adjacent to established neighborhoods will transition from higher-intensity uses to lower intensities on the edges of these corridor areas to be compatible with the adjacent residential neighborhoods.”

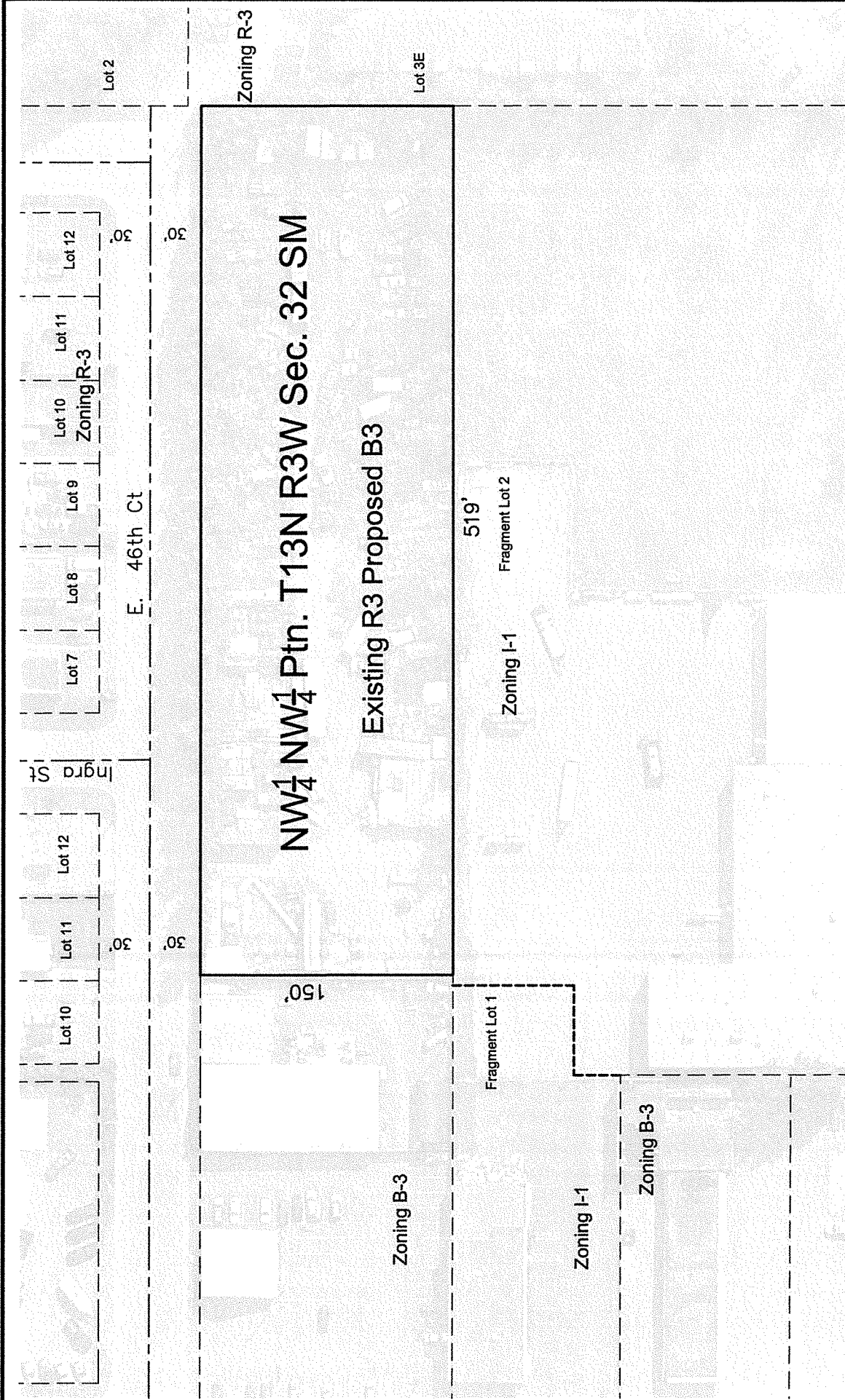
B-3 General Business District zoning is the preferred zoning district for Commercial Corridor land use, it more accurately reflects the historical use of the site, and it reflects the intended use of Commercial Corridor districts by acting as a transition from higher-intensity uses adjacent to established neighborhoods. Zoning the site as B-3 will bring the site closer to compliance with



the *Anchorage 2040 LUP*, without removing any future potential use of the site for residential development.

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

The petition site is located approximately 260 feet from the arterial Old Seward Hwy, separated from the arterial street by one lot. The petition site can be adequately served by all public services and facilities by nature of its central location.



NW 1/4 NW 1/4 Ptn. T13N R3W Sec. 32 SM

Existing R3 Proposed B3

519'

Fragment Lot 2

Zoning I-1

Zoning B-3

Zoning I-1

Zoning B-3

Fragment Lot 1

Lot 2

Zoning R-3

Lot 9E

Lot 12

Lot 11

Lot 10

Zoning R-3

Lot 9

Lot 8

Lot 7

30'

30'

30'

30'

30'

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30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

E. 46th Ct

Ingra St

Lot 12

Lot 11

Lot 10

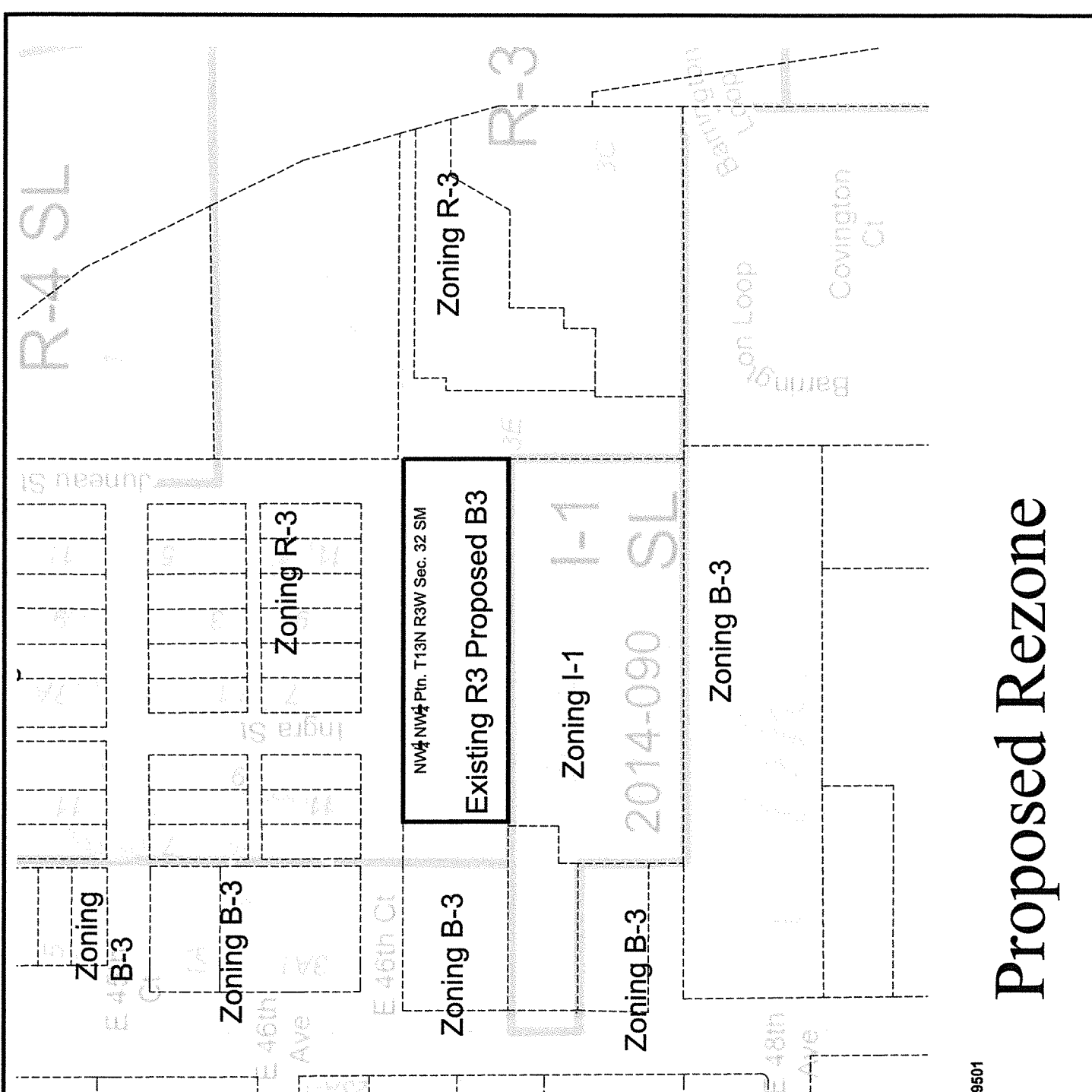
124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
CraigB@S4AK.com

Scale 1" = 80'
Date 5/30/2023
Job 2022-108

S4
Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

Proposed Rezone



Proposed Rezone

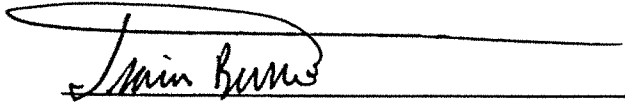
124 E 7th Avenue
 Anchorage, Alaska 99501
 (907) 306-8104
 CraigB@S4AK.com

Scale 1" = 200'
 Date 6/3/2023
 Job 2022-108

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

Letter of Authorization

I, Travis Busse , the owner of the property located at T13N R3W SEC32 NW4NW4 PTN, Tax ID 009-073-15, authorize S4 Group to represent me before the Municipality of Anchorage in the request for a zoning action and related activities.



Signature TRAVIS M. BUSSE

5-31-23
Date

Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Travis Morgan Busse	Pres, Treasurer, Director	6820 Chad St. Anchorage AK, 99518

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Travis Morgan Busse	Pres. 100% Shareholder	6820 Chad St. Anchorage AK, 99518

Attach this sheet to your application form

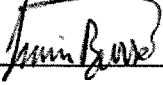
Accepted by:	Date	Application for	Case Number
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Supplemental Form: ADDITIONAL PETITIONERS

ADDITIONAL PETITIONERS:

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: Rezone to B3

Signature	Name (printed or typed)	Legal description of property owned within petition area
1.  6-1-23	Travis Morgan Busse	T13N R3W SEC 32 NW4NW4 PTN
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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Community Meeting Notification:

Midtown Community Meeting
Date & Location:

APRIL 12 @ 12:00 PM

Conference Room
3000 C St.
Anchorage, AK 99503

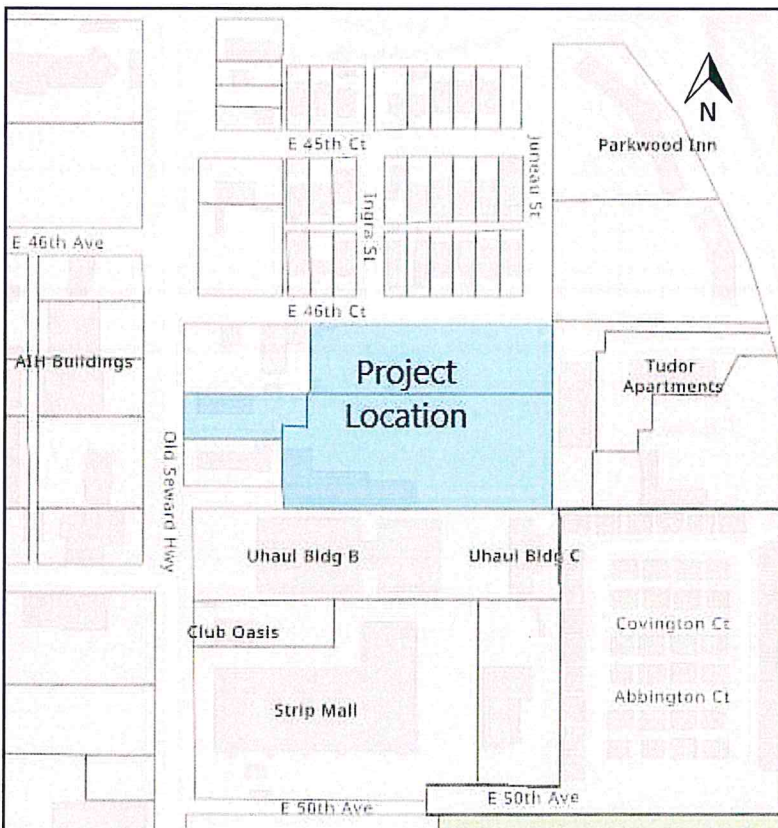
Please check the community council page at communitycouncils.org for any meeting changes.

S4 Group, LLC will be presenting platting actions and a zoning action to the Midtown community council at their regularly scheduled April meeting.

Representatives of the proposed project will provide an overview of the platting action, 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: craigb@s4ak.com or (907) 306-8104.

The project site is located east of Old Seward Hwy and South of E 46th Ct, known legally as McKinley Landscaping Subdivision, Fragment Lots 1 and 2, and the NW 1/4, NW1/4 Ptn. T13N R3W Sec. 32 S.M..

For more information go to: s4ak.com/notice



Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501

«Name»
«Address»
«City», «State» «Zip»



E 46th Platting and Rezone
Summary of Community Meeting
April 12, 2023

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

466 notices were mailed on 03/13, 0 returned, see attached for content of notices.

Date: 04/12/2023 @ 12 PM

Participants: 28

Location: 3000 C St, Conference Room

Subject: E 46th Platting and Rezone Project

This community meeting was held by the Midtown Community Council on April 12, 2023. The presentation lasted about 8 minutes and covered the details of the proposed platting actions and rezone action, 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.

Q: Can you tell us what businesses are located near the location?

A: A&A Subaru and U-haul are near this project off of E 46th Ave.

Q: What is the current zoning and proposed zoning for Tract A?

A: The current zoning is R-3 (residential) and the proposed zoning is B-3 which will give the owner more options for the property. The south property is I-1 and is not changing.

Q: What has been done on Tract A historically and what are you planning to use it for?

A: Proposed Tract A has historically been Harolds-Rent-A-Truck, mostly a storage/parking lot. If we are able to rezone the property to B-3, we are possibly looking at more of a mixed use application. The lot to the south would likely be storage and parking.



The following is a list of names of the attendees from the Midtown sign-in sheets:

Katrena Leuthold
Norm Leuthold
Melinda Gant
Brent Fisher
Megan Debenhaum
Sue Link
Greg McDonald
Kirk Hastain
Travis Busse
Allison Biastock

Craig Bennett
Kate Sauve
Trista Espe
Michelle Hodel
Joseph Cron
Lindsay Hyduk
Michael Demoling
Jim Hegedus
Rina Suejue
Mark Friscakaren

Brian Swartzentber
Kalla Peacock
Kirsten Peacock
Jeremy Borchatt
Steve Williams
Kris Stoener
Margo Bellamy
Unkown