

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-013**

A RESOLUTION RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT FOR ONE PARCEL CONTAINING APPROXIMATELY 1.79 ACRES FROM R-3 (MIXED RESIDENTIAL) DISTRICT TO B-3 (GENERAL BUSINESS) DISTRICT WITHIN THE PORTION OF THE NW4NW4 SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 WEST, GENERALLY LOCATED NORTH OF EAST 50TH AVENUE, EAST OF OLD SEWARD HIGHWAY, SOUTH OF EAST 46TH COURT, AND WEST OF THE SEWARD HIGHWAY, IN ANCHORAGE.

(Case 2023-0083; Tax I.D. No. 009-173-15-000)

WHEREAS, a request has been received from Harold's Rent-a-Truck, Inc., Owner, for a zoning map amendment for one parcel containing approximately 1.79 acres from R-3 (Mixed Residential) District to B-3 (General Business) District within the portion of NW4NW4 Section 32, Township 13 North, Range 3 West, generally located north of East 50th Avenue, east of Old Seward Highway, south of East 46th Court, and west of the Seward Highway, in Anchorage, and


WHEREAS, notices were published, posted, and mailed, and a public hearing was held on September 11, 2023.

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

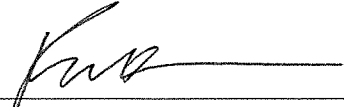
- A. The Commission makes the following findings of fact:
1. This request meets all rezoning approval criteria per Anchorage Municipal Code (AMC) 21.03.160E.
 2. There was no public testimony for this request, with no objections from the public or reviewing agencies.
- B. The Commission recommends APPROVAL of the zoning map amendment from R-3 (Mixed Residential) District to B-3 (General Business) District, effective with the removal of the storage yard use.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 11th day of September, 2023.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 2nd day of October, 2023. 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.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

For

(Case 2023-0083; Tax I.D. No. 009-173-15-000)