

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-023**

A RESOLUTION APPROVING A SITE PLAN FOR A GREENHOUSE TO BE LOCATED EAST OF THE EXISTING CHUGACH SQUARE MALL, WITHIN LOT 1G, CENTURY VILLAGE SUBDIVISION ADDITION NO. 3, GENERALLY LOCATED NORTH OF EAST TUDOR ROAD, EAST OF APOLLO DRIVE, SOUTH OF GEMINI DRIVE, AND WEST OF PATTERSON STREET, IN ANCHORAGE.

(Case 2024-0079; Tax I.D. No. 007-201-97)

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WHEREAS, a request has been received from Southcentral Foundation and their representative, Big City Engineers, for a Major Site Plan Review for a greenhouse to be located east of the existing Chugach Square Mall, within Lot 1G, Century Village Subdivision Addition No. 3, generally located north of East Tudor Road, east of Apollo Drive, south of Gemini Drive, and west of Patterson Street, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on August 5, 2024.

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

- A. The Commission makes the following findings of fact:
1. The special limitation of the zoning district requires this site plan review by the Planning and Zoning Commission.
  2. The site plan meets all four review criteria required by Anchorage Municipal Code (AMC) 21.03.180F.
  3. This is a reasonable, appropriate development.
  4. No public testimony was heard during the public hearing.
  5. The development will be a good fit for the community and for this site.
- B. The Commission APPROVES the site plan for a greenhouse to be located east of the existing Chugach Square Mall, subject to the following conditions:
1. The site plan shall be substantially in compliance with the application, narrative, submittals, and plans on file at the Planning Department.
  2. A notice of zoning action, including a copy of the approved resolution and site plan, shall be filed with the State of Alaska Recorder's Office within one year. Proof shall be provided to the Planning Department.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 5th day of August, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 16th day of September, 2024. 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.



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Craig H. Lyon  
Secretary



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André Spinelli  
Chair

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