

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2025-006**

A RESOLUTION APPROVING THE EASTCHESTER PARK MASTER PLAN IN THE PLI-P (PUBLIC LAND AND INSTITUTIONS-PARK) DISTRICT WITHIN TRACT B, CHESTER CREEK PARK SUBDIVISION ADDN. NO. 1 (PLAT 67-116), TRACT A-1, CHESTER CREEK PARK SUBDIVISION ADDN. NO. 1 (PLAT 73-47), TRACT A, ROGERS PARK TERRACE SUBDIVISION (PLAT P-670), TRACT H, EASTCHESTER SUBDIVISION, AND TOWNSHIP 13 NORTH, RANGE 3 WEST, SECTION 20 W2SW4 PTN, GENERALLY LOCATED SOUTH OF EAST 20TH AVENUE, WEST OF LAKE OTIS PARKWAY, NORTH OF EAST 26TH AVENUE AND EAST OF SEWARD HIGHWAY, IN ANCHORAGE.

(Case 2025-0016; Parcel IDs 003-171-02, 003-162-13, 003-172-19, 003-162-06, 003-162-14)

WHEREAS, a request was received in accordance with Anchorage Municipal Code (AMC) 21.05.040G.2.b.i. from the Municipality of Anchorage, Parks and Recreation Department, for review of a park master plan for Eastchester Park within Tract B, Chester Creek Park Subdivision Addn. No. 1 (Plat 67-116); Tract A-1, Chester Creek Park Subdivision Addn. No. 1 (Plat 73-47); Tract A, Rogers Park Terrace Subdivision (Plat P-670); Tract H, Eastchester Subdivision, and Township 13 North, Range 3 West, Section 20 W2SW4 PTN, generally located south of East 20th Avenue, west of Lake Otis Parkway, north of East 26th Avenue and east of Seward Highway in Anchorage, and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on March 10, 2025.

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

A. The Commission makes the following findings of fact:

1. There was a thorough process in developing this plan.
2. The plan provides a lot of valuable elements, both with respect to access and for preserving and improving some of the natural elements of the park area and Chester Creek.
3. The testimony focused on the multi-generational facilities and access to the area.
4. One benefit of the proposed restoration for Chester Creek on the west side is that it will make a significant effort and outcome towards connecting the communities in the area.
5. The Rogers Park, Airport Heights, and Fairview Community Councils provided resolutions of support for approval of the plan.
6. Reviewing agencies did not object to approval of the plan.

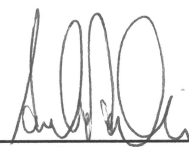
B. The Commission APPROVES of the Eastchester Park Master Plan.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 10th day of March, 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 20th day of March, 2025. 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 Anchorage Municipal Code section 21.03.050A.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case 2025-0016; Parcel ID's 003-171-02, 003-162-13, 003-172-19, 003-162-06,
and 003-162-14)

cf