

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): Cook Inlet Housing Authority			Name (last name first):		
Mailing Address: 3510 Spenard Rd			Mailing Address:		
City Anchorage	State AK	Zip 99503	City	State	Zip
Contact Phone – Day: 907-887-9884		Evening:	Contact Phone – Day:		Evening:
E-mail: trobinson@cookinlethousing.org			E-mail:		

*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): 004-091-87-000		
Site Street Address:		
Current legal description: (use additional sheet if necessary) Northway Business Park Seward Towers Tract-1		
Existing Zoning: R4-SL	Acreeage: 4.3	Grid #: SW1335
Proposed Zoning: R4		
Existing use: Vacant Land	Proposed use (if any): Housing	

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 ensure 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 (Representatives must provide written proof of authorization) Date **6/21/25**

Tyler Robinson
 Print Name

Accepted by: AR	Poster & Affidavit: 2+1	Fee: \$200	Case Number: 2025-072	Meeting Date: P2C: 10/20/2025
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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: None "C" "B" "A"

Avalanche Zone: None Blue Zone Red Zone

Floodplain: None 100 year 500 year

Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "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

14 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. Contact Current Planning at 907-343-7931 to verify which criteria below need to be addressed (A or B) for the rezoning being requested.
2. Zoning map amendments require a minimum of 21,000 square feet of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160C.)
3. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

(A) REZONINGS WHEN A COMPREHENSIVE PLAN MAP AMENDMENT IS REQUIRED (AMC 21.03.160H)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160H.7. 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).
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.

(B) REZONINGS TO IMPLEMENT THE COMPREHENSIVE PLAN OR REMOVE A SPECIAL LIMITATION (NO COMPREHENSIVE PLAN AMENDMENT REQUIRED) (AMC 21.03.160I)

The assembly may approve a rezoning initiated under this subsection if it is found that:

1. It is consistent with the comprehensive plan; and
2. It would not result in an objective risk to health or safety; and
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.



Aug 19, 2025

Narrative Statement - Rezoning to Remove a Special Limitation, AMC 21.03.160I
Northway Business Park Seward Towers Tract-1 (Parcel ID: 004-091-87-000)

Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity for Cook Inlet Region Inc. (CIRI). CIHA bought the 4.3-acre subject parcel in early 2025 and intends to develop it as a service-enriched affordable housing campus for elders, comprising a mix of residential buildings ranging from 1 to 3 stories in height. CIHA hopes to break ground in summer 2026 and bring critical new housing units to the community.

The property is currently zoned R4-SL. CIHA is applying to rezone the property to remove the special limitation (SL) and return the land to its base R4 zoning. The SL dates to 1982 and includes an outdated code reference to a public hearing site plan review as well as a conditional use permit, which is not required of other housing projects in R4. Further, the MOA no longer allows the use of special limitations in zoning code (per AO 2024-99). This application seeks to bring the property in line with current code and zoning policy while supporting and advancing new affordable housing development.

Per the approval criteria pursuant to AMC 21.03.160I:

1. **It is consistent with the comprehensive plan.** The Anchorage 2040 land use plan designates this parcel as “compact mixed residential-medium.” Removing the SL retains the R4 zoning and does not impact this designation. CIHA’s development plans are consistent with the density called for by the comprehensive plan at this site.
2. **It will not result in an objective risk to health or safety.** CIHA primarily hopes to avoid a time-consuming entitlement process that would not be otherwise required of an R4 parcel at this time.
3. **It does not conflict with other City, State and Federal codes, regulations and ordinances.** None identified. Again, the removal of the SL primarily results in a streamlined entitlement process that is more in line with current regulations.

Thank you,

Tyler Robinson
Vice President, Community Development, Real Estate and Planning
Cook Inlet Housing Authority



AMENDED AND APPROVED
DATE 9-28-82

Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Department of
Community Planning
For Reading: August 31, 1982

Anchorage, Alaska
AO No. 82- 148

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM D-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT, UP TO 8 UNITS ON 20,000 SQUARE FEET) TO R-4 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) S.L. AND I-1 (LIGHT INDUSTRIAL DISTRICT) S.L. FOR TRACTS L, K, J, G-1, G-2, G-3, G-4, AND F-1 OF PENLAND SUBDIVISION. (PENLAND PARK, RUSSIAN JACK PARK, AIRPORT HEIGHTS COMMUNITY COUNCILS.)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map be amended by designating the following described property as a R-4 (Multiple Family Residential District) S.L.:

A portion of Penland Park Subdivision located in the Southeast one-quarter (SE 1/4) of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska, and more particularly described as follows:

From the Southeast corner of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska; thence S. 89°58'50" W., along the line between Sections 16 and 21, for a distance of 1670.10 feet, to the intersection with the centerline of Columbine Court, the True Point of Beginning; thence N. 00°01'10" W., along the centerline of Columbine Court, for a distance of 280.00 feet to a point; thence from a tangent bearing N. 00°01'10" W., along a 300.00 foot radius curve to the right, through a central angle of 57°52'47", for a distance along the curve of 303.06 feet to a point; thence N. 32°08'23" W., along a line radial to said curve, for a distance of 30.00 feet to a point; thence from a tangent bearing N. 57°51'37" E., along a 330.00 foot radius curve to the right, through a central angel of 32°07'13", for a distance along the curve of 185.00 feet to a point; thence N. 00°01'10" W., for a distance of 160.00 feet; thence N. 89°58'50" E., for a distance of 150.00 feet to a point; thence S. 00°01'10" E., for a distance of 770.00 feet to a point on the line between Sections 16 and 21; thence S. 89°58'50" W. along said line, for a distance of 450.00 feet to the Point of Beginning. Parcel described contains 275,484 square feet (6.324 acres) more or less.

SECTION 2. The zoning map amendment for the R-4 (Multiple Family Residential District) S.L. zone designations for the property described in Section 1 above is restricted with the following limitations:

1. A Public Hearing site plan review under the provisions of AMC Section 21.15.030 Procedures for Obtaining a Conditional Use is required before issuance of a building permit.
2. A maximum height limitation of 3 stories.

SECTION 3. The zoning map be amended by designating the following described property as an I-1 S.L. (Light Industrial District) zone:

A portion of Penland Park Subdivision located within the Southeast one-quarter (SE $\frac{1}{4}$) of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska, and more particularly described as follows:

From the Southeast corner of Section 16, Township 13 North, Range 3 West, Seward Meridian, Alaska; thence S. 89°58'50" W., along the line between Sections 16 and 21, for a distance of 249.82 feet to the True Point of Beginning; thence S. 89°58'50" W., continuing along the line between Sections 16 and 21, for a distance of 970.28 feet; thence N. 00°01'10" W., for a distance of 770.00 feet; thence N. 89°58'50" E., for a distance of 147.81 feet; thence N. 00°11'50" W., for a distance of 212.09 feet; thence N. 05°25'40" E., for a distance of 108.09 feet; thence N. 16°40'40" E., for a distance of 108.09 feet; thence N. 27°55'40" E., for a distance of 108.09 feet; thence N. 39°10'40" E., for a distance of 108.09 feet; thence N. 44°48'10" E., for a distance of 70.43 feet; thence N. 00°11'50" W., for a distance of 412.35 feet; thence N. 14°46'41" W., for a distance of 91.64 feet; thence N. 75°13'19" E., for a distance of 160.00 feet; thence S. 14°46'41" E., for a distance of 20 feet; thence from a tangent bearing S. 14°46'41" E., along a 720.00 foot radius curve to the right, through a central angle of 4°13'17", for a distance along the curve of 53.05 feet to a point; thence N. 79°26'36" E., along a radial to said curve, for a distance of 60.00 feet; thence N. 89°48'10" E., for a distance of 651.32 feet to a point on the line between Sections 15 and 16; thence S. 00°11'50" E., along said line, for a distance of 1515.92 feet; thence S. 89°58'50" W., for a distance of 248.61 feet;

SECTION 4. The zoning map amendment for the I-1 (Light Industrial District) S.L. zone designations for the property described in Section 3 above is restricted with the following limitations:

1. A Public Hearing site plan review under the provisions of AMC Section 21.15.030 Procedures for Obtaining a Conditional Use is required before issuance of a building permit.
2. A maximum height limitation of 4 stories.
3. The following permitted principal uses and structures under Section 21.40.200 (B)(1) are prohibited.
 - v. Taxi cab stands and dispatching offices.
 - dd. Gasoline service stations.
 - gg. Farm equipment and garden supply stores.
 - ii. Automobile display lots, new and used.
 - uu. Mobile home display lots, new and used.
 - kk. Aircraft and boat display lots, new and used.
 - ll. Motorcycle and snowmachine lots, new and used.
 - mm. Automobile and truck and trailer rental agencies.
 - nn. Lumber yards and builders supply and storage.
 - oo. Fuel dealers.
 - qq. Automobile car washes
 - rr. Bus terminals, air passenger terminals.
 - ss. Amusement arcades, billiard parlors, (bowling alleys will be allowed).
 - uu. Funeral services and including crematoriums.
4. The following permitted principal uses and structures under Section 21.40.200(B)(2) are prohibited:
 - a. Airplane, automobile or truck assembly, remodeling or repair.
 - b. Beverage manufacturing, including breweries.
 - g. Manufacture, service or repair of light consumer goods such as appliances, batteries, furniture, garments, or tires.
 - h. Metal working or welding shops.
 - i. Motor freight terminals.
 - k. Steel fabrication shops or yards.
 - n. (1) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence of at least 8 feet high. The fence shall be of

chainlink, concrete block, or other appropriate construction approved by the administrative official. The fence shall be maintained in a sound and orderly condition and shall be free of any advertising matter other than signs permitted by this title.

SECTION 5. In accordance with Section 21.20.045 (I) of the Anchorage Municipal Codes of Ordinances, all district and supplementary district regulations that are applicable to an R-4 (Multiple Family Residential District) and I-1 (Light Industrial District) zone not specifically affected by the restrictions and standards set forth in Sections 2 and 4 above, respectively, shall apply to the subject property in the same manner as if the District were not subject to special limitations.

SECTION 6. This ordinance becomes effective in ten days after approval.

SECTION 7. The Director of Community Planning is hereby directed to change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 28th day of September, 1982.

Don Smith
Chairman

ATTEST:
Ruby E. Smith
Municipal Clerk

js2/ro8

(ZP82-52)

Assembly Amendment: The Assembly amended this ordinance to conform with the map which is attached at exhibit "A".



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 963-82

Meeting Date: August 31, 1982

From: Mayor

Subject: Ordinance AO No. 82- 148 Rezoning from D-2 to R-4 and I-1 S.L. for 40.22 acres generally located at the northwest corner of DeBarr Road and Bragaw Street.

The Planning and Zoning Commission has recommended Denial of the referenced rezoning ordinance. Under the provision of AMC 21.20 the findings of the Planning Commission are advisory only and the Assembly may therefore adopt or reject the proposed ordinance in accordance with the standards enumerated in Chapters 21.05 (Comprehensive Plan) and 21.20 (Procedures for Zoning Map Amendments). The subject case, however, presents a situation where the area to be rezoned to an industrial district does not lie within the appropriate classification area of the Comprehensive Plan Map. Consequently, before the Assembly may act to adopt the proposed rezoning ordinance certain provisions of the code pertaining to such circumstances must be specifically addressed.

Municipal Code Section 21.05.090(E) and 21.05.095(B) explain in part the role of the land use classification map:

21.05.090(E). Land Use Categories

...Future land use decisions made by the Municipality such as areawide zoning, or other land use controls, changes in established zoning districts and approvals of conditional uses should be in accordance with the guidelines established by this section and the plan map...

21.05.095(B). Land Use Classification Map

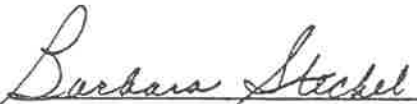
The land use classification maps identify those areas which, on the basis of the entire Comprehensive Plan, are best suited for the functional classification indicated. The functional categories neither affect current zoning regulations nor place additional regulations on specific property. Future land use decisions such as rezoning, subdivision approval and conditional uses must conform to the indicated functional categories in the absence of exceptional circumstances.

Conditional Uses could be recognized where existing uses are compatibly integrated into the area or where future uses could comply as compatible land uses by meeting appropriate standards pertaining to access, noise, landscaping, screening, structural or other improvements required by circumstances.

In order to eliminate possible confusion, the Assembly, if it decides to approve the subject rezoning based on all available evidence, should clearly indicate on the record that exceptional circumstances exist, that the standards contained in AMC 21.05.095 have been considered, and that the rezoning is in accordance with such standards.

Concurred by:

Prepared by:

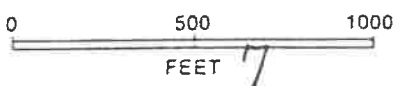
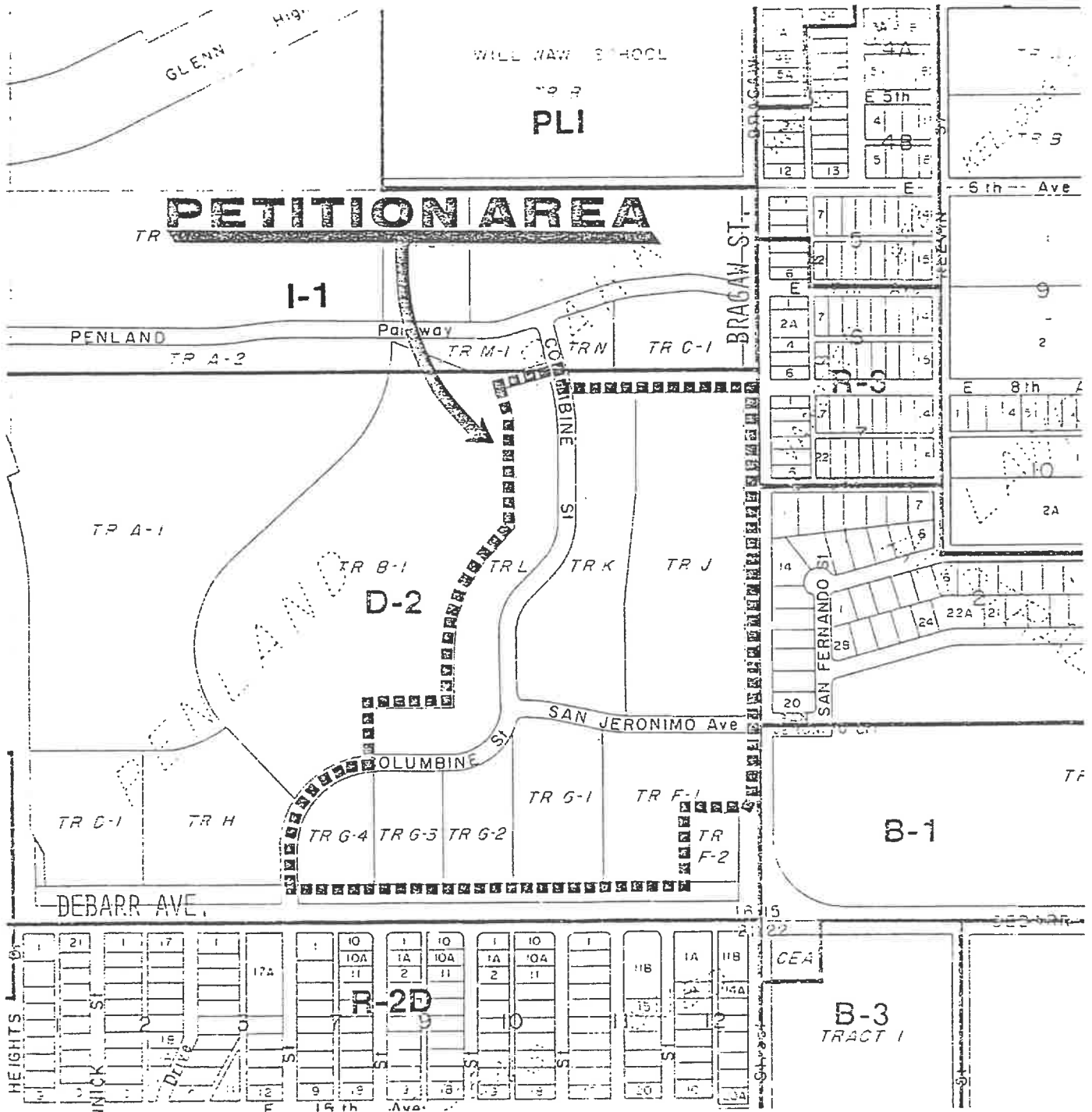

Barbara Steckel
Municipal Manager


Michael J. Meehan
Director of Community Planning

Respectfully submitted,


Tony Knowles
Mayor

ZP 82-52
 REZONING



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