

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2026-002**

**A RESOLUTION RECOMMENDING APPROVAL TO THE ANCHORAGE ASSEMBLY TO AMEND THE ZONING MAP FOR ONE (1) PARCEL CONTAINING APPROXIMATELY 2.25 ACRES FROM R-2M (MIXED RESIDENTIAL DISTRICT) TO R-4 (MULTIFAMILY RESIDENTIAL DISTRICT) FOR TOWNSHIP 13 NORTH RANGE 3 WEST SECTION 28 LOT 1, SEWARD MERIDIAN; GENERALLY LOCATED WEST OF PIPER STREET, SOUTH OF EAST 40TH AVENUE, EAST OF WRIGHT STREET, AND NORTH OF EAST 42ND AVENUE, IN ANCHORAGE.**

(Case 2025-0143) (Parcel ID No. 008-031-49; University Area Community Council)

WHEREAS, a request has been received from Denali VI, LLC, property owner, to amend the zoning map for one (1) parcel containing approximately 2.25 acres from R-2M (Mixed Residential) District to R-4 (Multifamily Residential) District for Township 13 North, Range 3 West, Section 28 Lot 1, Seward Meridian; generally located west of Piper Street, south of East 40th Avenue, east of Wright Street, and north of East 42nd Avenue, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on January 5, 2026.

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


A. The Commission makes the following findings of fact:

1. While there was opposition to the proposed rezone from the neighbors, the proposal met all rezoning criteria and there was no pushback from reviewing agencies or the Abbott Loop Community Council. As this proposal is only for a rezone, future development to intensify traffic or add a driveway would require agency approval.
2. The proposal implements the land use classification designated to the parcel by the *Anchorage 2040 Land Use Plan*. The proposal can also potentially increase housing opportunities in the Municipality.
3. Any future large multifamily projects would likely require improvements for roads in the neighborhood.

B. The Commission recommends approval of the rezone from R-2M (Mixed Residential District) to R-4 (Multifamily Residential District).

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 5th day of January, 2026.

ADOPTED by the Anchorage Planning and Zoning Commission this 2nd day of February, 2026.



Melisa R. K. Babb  
Secretary



Andre Spinelli  
Chair

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