

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-014

A RESOLUTION RECOMMENDING APPROVAL OF A PETITION TO REZONE APPROXIMATELY 1.81 ACRES FROM R-2M (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO PLI-p (PUBLIC LANDS AND INSTITUTIONS - PARK) DISTRICT FOR LOTS 5, 6, AND 7, BLOCK 14, ROOSEVELT PARK ADDITION, WITHIN THE SW 1/4 OF SECTION 25, T13N, R4W, S.M. ALASKA; GENERALLY LOCATED WEST OF THE ALASKA RAILROAD RIGHT-OF-WAY BETWEEN ROOSEVELT PARK DRIVE ON THE NORTH AND WEST TUDOR ROAD ON THE SOUTH.

(Case 2014-032; Parcel ID Nos. 010-201-27, -28, -29)

WHEREAS, a petition to rezone approximately 1.81 acres from the R-2M (Multiple-Family Residential) district to the PLI (Public Lands and Institutions) district for Lots 5, 6, and 7, Block 14, Roosevelt Park Addition, within the SW 1/4 of Section 25, T13N, R4W, S.M., Alaska; generally located west of the Alaska Railroad right-of-way between Roosevelt Park Drive on the north and West Tudor Road on the south, was submitted by the Department of Parks and Recreation; and

WHEREAS, at the conclusion of a public hearing held on December 16, 2013, the Commission recommended denial of the request to rezone the petition site (Case 2013-145); and

WHEREAS, the Assembly remanded the rezone petition to the Planning and Zoning Commission; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on March 3, 2014.

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

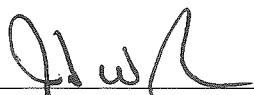
1. The Commission makes the following findings of fact:
 - a. The Municipality acquired Lots 5, 6, and 7, Block 14, Roosevelt Park Addition in 1982.
 - b. In 1984, the Assembly adopted AO 84-199 that dedicated municipally owned land for park use. The ordinance included Lots 5, 6, and 7, Block 14, Roosevelt Park Addition and designated the property as Ure Park.
 - c. The Roosevelt Park development is one of the oldest neighborhoods in the Municipality. The majority of the lots generally range between 6,500 and 7,500 square feet in size. The predominant land use is single-family residential interspersed with duplexes and multi-family dwellings that range from three-units up to a 12-unit apartment building. Rezone of the property

to PLI-p (public lands and institutions - park) district conforms to the goals and objectives of the Comprehensive Plan. The 1.81-acre Ure Park is a neighborhood serving park.

- d. *Anchorage 2020* establishes the following policy: "Adequate public or private open space, parks or other public recreational facilities (should be) located on site or in close proximity to the residential developments."
 - e. Objective #4 of the *West Anchorage District Plan* is to "Preserve and enhance the physical character of land uses valued by the local community, including established residential neighborhoods, proximity to natural open space, and the historic Spenard Road corridor."
 - f. *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* defines neighborhood parks as areas [which] are close to homes within neighborhoods where residential density is higher. They include areas for informal play and family and community building, and they create a sense of identity to neighborhoods.
2. The Commission recommends approval to the Anchorage Assembly that Lots 5, 6, and 7, Block 14, Roosevelt Park Addition be rezoned to PLI-p (public lands and institutions-park) district.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of March, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of April, 2014.



Jerry T. Weaver, Jr.
Secretary



Connie Yoshimura
Chairman Acting Chair

(Case 2014-032; Parcel I.D. No. 010-201-27, -28, -29)