

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-041

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 1.7 ACRES FROM B-2C (CENTRAL BUSINESS, PERIPHERY) DISTRICT TO PC SL (PLANNED COMMUNITY) DISTRICT WITH SPECIAL LIMITATIONS, FOR ADDITIONAL TERMINAL RESERVE GSA, PARCEL PLO 3532; GENERALLY LOCATED NORTH OF WEST 2ND AVENUE AND WEST OF CHRISTENSEN DRIVE, IN ANCHORAGE.

(Case 2014-0101; Parcel I.D. No. 002-071-27)

WHEREAS, a request was received from the Alaska Railroad Corporation, owner, to rezone approximately 1.7 acres from B-2C (central business, periphery) district to PC SL (planned community) district with special limitations for Additional Terminal Reserve GSA, Parcel PLO 3532; generally located north of West 2nd Avenue and west of Christensen Drive, in Anchorage; and

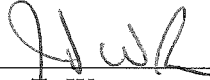
WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held before the Planning and Zoning Commission on July 14, 2014.

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

- A. The Commission makes the following findings of fact:
1. The rezoning is in compliance with the zoning standards of AMC 21.20.090, *Zoning Standards for Approval*.
 2. This rezone conforms to the 2007 *Anchorage Downtown Comprehensive Plan* Strategy Diagram.
 3. The special limitations will be the same as those in AO 2006-046(S), which is the Ship Creek Master Plan, which provides for thoughtful development.
 4. The parcel will be challenging to develop in the future due to topography, seismic classification, and limited access.
- B. The Commission recommends approval of the rezone to PC SL, subject to the special limitations of AO 2006-046(S).

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 14th day of July, 2014.

ADOPTED by the Anchorage Planning and Zoning Commission this 4th day of August, 2014.



Jerry T. Weaver
Secretary



J.A. Fergusson
Chair

(Case 2014-0101; Parcel I.D. No. 002-071-27)

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