

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-003**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONE OF A PORTION OF TRACT 1, MUNICIPAL TUDOR ROAD COMPLEX SUBDIVISION (Plat 2003-183) FROM PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO B-3 SL (GENERAL BUSINESS) DISTRICT WITH SPECIAL LIMITATIONS.

(Case: 2018-0013; Tax ID No. 008-052-12)

---

WHEREAS, a petition has been received from the Municipality of Anchorage Real Estates Services to rezone a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business) District with Special Limitations; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 5, 2018; and

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

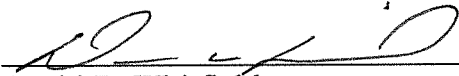
- A. The Commission makes the following findings of fact:
1. The proposal meets the approval criteria of AMC 21.03.160E. that requires the rezoning to be in the best interest of the community.
  2. The site is identified as a Town Center in the *Anchorage 2040 Land Use Plan*. The development, as proposed, will transform the site into a Town Center as recommended in the Land Use Plan.
  3. There has been significant public outreach for the proposed development which has public support, as well as, staff support.
  4. The development will bring both residential and retail space to an area that is identified as a Town Center in the *Anchorage 2040 Land Use Plan*.
  5. The relocation of the Department of Health and Human Services (DHHS) will complement the existing medical facilities in the UMED district.
- B. The Commission recommends approval of the rezone of a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business) District with Special Limitations, subject to the following effective clause:
1. A final plat for the Tudor Elmore Development, Tracts 1-A, 1-B, 1-C, and 1-D has been recorded.

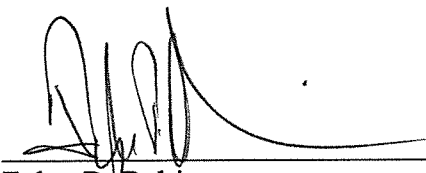
2. Rezoning of Tract 1-B shall not become effective until a suitable site for relocation of the Anchorage School District (ASD) Transportation Facility has been acquired and the facility has been relocated.
- C. The Commission recommends approval of the rezone of a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business) District with Special Limitations, subject to the following special limitations:
1. Prior to approval of land uses such as commercial or housing on Tracts 1-B and/or 1-C, a final site plan shall be provided through the public hearing site plan review process. The final site plan may come forward for each tract separately if development is phased, provided the site plan for each tract shows connectivity (i.e., vehicle and pedestrian) and integration (e.g., potential shared parking) with the adjoining tracts and surrounding context. Submittal of the final site plan shall be preceded by a pre-application conference with the municipal real estate, planning, traffic engineering, and public transportation departments. The site plan shall address:
    - a. The physical development characteristics provided for in the Comprehensive Plan, including its land use designation(s), infill design principles, and other types of designations including Transit-supportive Development that apply to the site; and
    - b. The circulation network should connect, integrate, and unify the mixed-use development across the Tracts, with pedestrian facilities and site layouts on each tract that provides the following:
      - 1) Internal driveways shall be designed to enable safe access for pedestrians, bicyclists, and motorists, with sidewalks on both sides of the driveways;
      - 2) The development pattern shall be comprised of uses and buildings that front on and are oriented to the internal driveways; and
      - 3) A common open space area, placed on either Tract 1-B and/or 1-C, shall be centrally located to serve the overall mixed-use development.
      - 4) The development shall include a mix of community-oriented retail as part of the Tracts 1-B and 1-C public hearing site plan review.

2. The development shall include a minimum of 192 dwelling units on Tract 1-B and/or 1-C.
3. Prior to site plan approval for public land uses on Tracts 1-B and 1-C, there shall be a determination of any long-term public facility, institution, or school needs in this area, as provided in the Anchorage 2040 Land Use Plan.
4. The following uses shall be prohibited on Tracts 1-B and 1-C upon rezoning to the B-3 District:
  - a. Small equipment rental;
  - b. Vehicle parts and supplies;
  - c. Vehicle sales and rental;
  - d. Vehicle service and repair;
  - e. Outdoor storage accessory to a commercial use; and
  - f. Industrial uses, exempting cottage crafts and light manufacturing (“manufacturing, light”).

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5<sup>th</sup> day of February 2018.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12<sup>th</sup> day of February, 2018. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Anchorage Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.

  
\_\_\_\_\_  
David R. Whitfield  
for Secretary

  
\_\_\_\_\_  
Tyler P. Robinson  
Chair