

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-020**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP CLASSIFICATION FOR APPROXIMATELY FIVE ACRES OF LAND FROM "OPEN SPACE" TO "COMPACT MIXED RESIDENTIAL LOW".

(Case 2019-0119)

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WHEREAS, requests have been received from Anchorage Sand and Gravel Company, LLC to amend the *Anchorage 2040 Land Use Plan* to change the land use map classification for approximately five acres of land from "Open Space" to "Compact Mixed Residential Low"; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on October 7, 2019.

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

A. The Commission makes the following findings of fact:

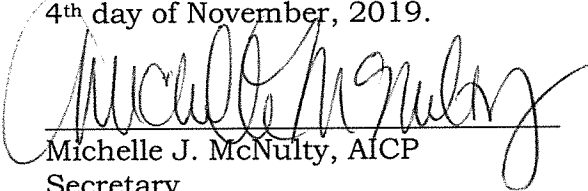
1. The five approval criteria for a comprehensive plan amendment are met. The amendment is consistent with goals of the *Anchorage 2040 Land Use Plan*. Both *Anchorage 2040* and the 2012 *West Anchorage District Plan* identified this area for moderate density housing and this action will expand the designation by approximately five acres to the east.
2. Criterion A is met. The amendment is necessary because the land was assumed to be unbuildable based on anticipated fill, but now the property owner intends to place engineering fill instead.
3. Criterion B is met. This is still largely an open space area, of which only ten acres out of the total of 80 acres can be developed with structures. This is a small area within a much larger area. The gross residential density is in the range of surrounding single-family and attached housing. Despite the current economy, these decisions are for the long-term. With housing needs and land for buildable housing, we look at all areas of the municipality, not just in a few. Being able to identify five additional acres for future housing helps further the general goals of the comprehensive plan.
4. Page 27 of *Anchorage 2040* identifies the area as "Areas of Moderate Growth" and "Land Use Designation Change from Uses Currently Allowed by Existing Zoning (as of 2017)". The "Compact-Mixed Residential-Low" classification is consistent with the *Plan*.


Allowed by Existing Zoning (as of 2017)". The "Compact-Mixed Residential-Low" classification is consistent with the *Plan*.

5. Criterion D is met. The requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation. The change eliminates the current land use designation split on the property. The amendment is in favor of the public interest by providing additional residential capacity. There will be 70 acres of "Open Space" remaining, which is consistent with *Anchorage 2040*.
- B. The Commission recommends approval of an amendment to the *Anchorage 2040 Land Use Plan* to change the land use map classification for approximately five acres of land from "Open Space" to "Compact Mixed Residential Low".

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of October, 2019.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4<sup>th</sup> day of November, 2019.

  
Michelle J. McNulty, AICP  
Secretary

  
Danielle Bailey  
Chair

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