

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-013

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 29.69 ACRES FROM CE-PLI (CHUGIAK/EAGLE RIVER, PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO CE-R-2M SL (CHUGIAK/EAGLE RIVER MIXED RESIDENTIAL) DISTRICT WITH SPECIAL LIMITATIONS FOR TRACT 1, CAROL CREEK SUBDIVISION; GENERALLY LOCATED EAST OF THE OLD GLENN HIGHWAY AND SOUTH OF HARRY MCDONALD ROAD, IN EAGLE RIVER.

(Case 2020-0037; Tax I.D. No. 051-361-50)

WHEREAS, a request has been received from the Municipality of Anchorage Heritage Land Bank to rezone approximately 29.69 acres from CE-PLI (Chugiak/Eagle River, Public Lands and Institutions) district to CE-R-2M SL (Chugiak/Eagle River Mixed Residential) district with special limitations for Tract 1, Carol Creek Subdivisio; generally located east of the Old Glenn Highway and south of Harry McDonald Road, in Eagle River; and

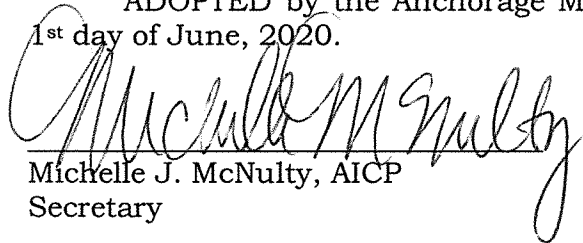
WHEREAS, notices were published, posted, and mailed, and a public hearing was held on May 11, 2020.

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

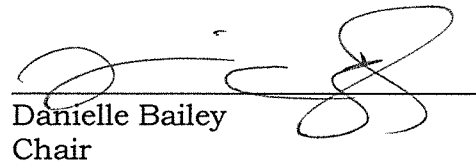
- A. The Commission makes the following findings of fact:
1. The petitioner engaged in public outreach by mailing notice to surrounding properties and holding a community meeting at the regular Chugiak Community Council meeting on January 17, 2020.
 2. The rezoning will add limitations to the property that limit the property to a maximum of 115 dwelling units.
 3. The rezoning complies with the approval criteria for rezonings and with other relevant sections of Title 21. The rezoning to CE-R-2M SL is consistent with the *2018 Chugiak-Eagle River Site-Specific Land Use and Comprehensive Plan Update*.
 4. The maximum height in the CE-R-2M zoning district is 30 feet.
- B. The Commission recommends approval of the rezone to CE-R-2M, subject to:
1. No more than 115 dwelling units shall be developed on Tract 1.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 11th day of May, 2020.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this
1st day of June, 2020.



Michelle J. McNulty, AICP
Secretary



Danielle Bailey
Chair

(Case 2020-0037; Tax I.D. No. 051-361-50)

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