

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-001

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 14.97 ACRES FROM PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO B-2C (CENTRAL BUSINESS DISTRICT, PERIPHERY) DISTRICT FOR EAST ADDITION ANCHORAGE TOWNSITE, BLOCK 35 AND BLOCK 36, LOT 2, PER PLAT 96-121; GENERALLY LOCATED NORTH OF EAST THIRD AVENUE, EAST OF EAGLE STREET, SOUTH OF EAST FIRST AVENUE, AND WEST OF INGRA STREET, IN ANCHORAGE.

(Case: 2021-0003; Tax ID Nos. 002-082-01 and 002-082-04)

WHEREAS, a petition has been received from the Municipality of Anchorage Real Estate Services and Heritage Land Bank to rezone approximately 14.97 acres from PLI (Public Lands and Institutions) District to B-2C (Central Business District, Periphery) District for East Addition Anchorage Townsite, Block 35 and Block 36, Lot 2, per Plat 96-121; generally located north of East Third Avenue, east of Eagle Street, south of East First Avenue, and west of Ingra Street in Anchorage; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 4, 2021; 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 application meets the approval criteria of rezonings, AMC 21.03.160E., and is consistent with the *Former Alaska Native Hospital Master Plan 2019*, the *Anchorage 2040 Land Use Plan Map*, and the *Anchorage Downtown Comprehensive Plan*, especially in terms of mixed use.
 2. The rezone is consistent with the purpose of the B-2C District. The Master Plan provides redevelopment concepts that include horizontal mixed-uses that include residential, commercial, and retail uses as well as open space and agricultural uses.
 3. *Anchorage 2040 Land Use Plan*, Policy 2.1, reads, "Identify and invest in areas best positioned to absorb growth meeting housing and employment needs". The rezone provides better opportunity to redevelop this underutilized, vacant site with mixed-use development that provides commercial, residential, and parks and open space.
 4. The site is within the Police and Fire Service Areas, Building Safety Service Area, Anchorage Roads and Drainage Service Area, and the Parks and Recreation Service Area. Fixed-route public transportation is available at this site on 15-minute headways.

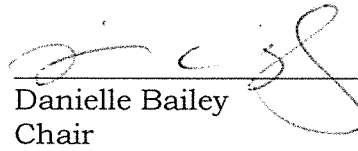
5. B-2C zoning is compatible with the surrounding zoning and development. The surrounding properties can be characterized as "mixed-use".
 6. There was public testimony in favor of approval for this case.
- B. The Commission recommends approval of the rezone from PLI district to B-2C district.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 4th day of January 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 1st day of February, 2021.



Michelle J. McNulty, AICP
Secretary



Danielle Bailey
Chair

(Case 2021-0003; Tax ID Nos. 002-082-01 and 002-082-04)

so