

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-002**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 14.97 ACRES FROM "PARK OR NATURAL AREA," "LIGHT INDUSTRIAL/COMMERCIAL," "COMMUNITY FACILITY OR INSTITUTION," AND "CITY CENTER" TO "CITY CENTER" AND "PARK OR NATURAL AREA" WITHIN THE ANCHORAGE 2040 LAND USE PLAN, LAND USE PLAN MAP, 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: 2021-0004; Tax ID Nos. 002-082-01 and 002-082-04)

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WHEREAS, a petition has been received from the Municipality of Anchorage Real Estate Services and Heritage Land Bank to change the land use designation of approximately 14.97 acres from "Park or Natural Area", "Light Industrial/Commercial," "Community Facility or Institution," and "City Center" in the Anchorage 2040 Land Use Plan, Land Use Map to "City Center" and "Park or Natural Area" 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

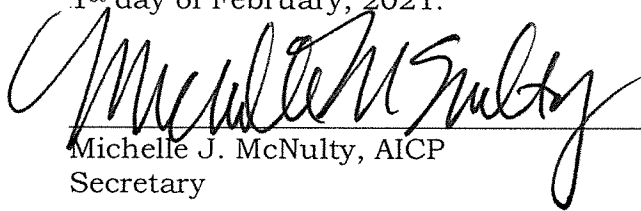
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. This Amendment complies with all approval criteria (a-e) as required by AMC 21.03.070C.2 and with other applicable sections of AMC Title 21.
  2. The need for residential land within Anchorage is well documented within the Comprehensive Plan, as well as encouraging mixed-use and private-public partnerships. This amendment provides an opportunity for redevelopment of an underutilized, vacant parcel that can provide residential, commercial, and open space uses.
  3. This site is currently designated as "City Center and "Park or Natural Area", in addition to "Light Industrial/Commercial" and "Community Facility or Institution." This amendment to designate the site as only "City Center" and "Park or Natural Area" simplifies the site and provides for more consistent development that does not have conflicting land use designations. This amendment is more supportive than the previous land use designations.

4. The amendment will increase the area of the petition site designated as Park or Natural Area.
  5. The amendment will result in the need to extend the Central Business District boundary in the Downtown District Plan. An update to the Downtown District Plan is currently underway as part of the *Our Downtown, Step 2* project and the boundary will be updated through that process.
  6. There was public testimony in favor of approval for this case.
- B. The Commission recommends approval of this amendment to change the land use designation to City Center and Park or Natural Area.

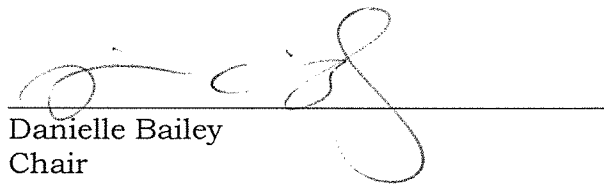
PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 4<sup>th</sup> day of January 2021.

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



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Michelle J. McNulty, AICP  
Secretary



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Danielle Bailey  
Chair

(Case 2021-0004; Tax ID Nos. 002-082-01 and 002-082-04)

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