

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-020

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 32 ACRES FROM TR (TRANSITION) DISTRICT TO PLI SL (PUBLIC LANDS AND INSTITUTIONS) DISTRICT WITH SPECIAL LIMITATIONS FOR T12N R4W SECTION 1 NW ¼ NW ¼ PTN; GENERALLY LOCATED SOUTH OF WEST INTERNATIONAL AIRPORT ROAD, WEST OF MINNESOTA DRIVE, NORTH OF RASPBERRY ROAD, AND EAST OF THE NORTHWOOD DRIVE RIGHT-OF-WAY ALIGNEMENT, IN ANCHORAGE.

(Case 2021-0058)

WHEREAS, a request has been received from the Municipality of Anchorage Project Management and Engineering Department to rezone approximately 32 acres from TR (Transition) district to PLI (public lands and institutions) district for T12N R4W Section 1 NW ¼ NW ¼ PTN; generally located south of West International Airport Road, west of Minnesota Drive, north of Raspberry Road, and east of the Northwood Drive right-of-way alignment, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on July 19, 2021.

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

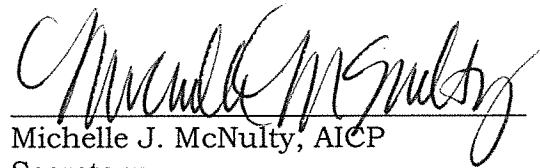
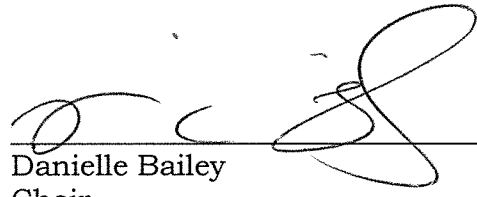
A. The Commission makes the following findings of fact:

1. Cases 2021-0058 (Rezone) and 2021-0057 (Comprehensive Plan Amendment) are very different. The TR district is outdated and this parcel needs to be rezoned to a more restrictive zoning district. The PLI district is appropriate given the surrounding uses.
2. If the site is not developed with a snow dump, then it should be considered for rezoning to the Parks and Recreation (PR) district. The other TR zoning in the Conner's Bog area should also be considered for PR zoning.
3. Public testimony was heard regarding some requested limitations that would relate to the use and availability of the portion of land that is not used for the snow storage facility. Those types of limitations can be more fully reviewed, understood, and addressed in the Conditional Use Permit process.

B. The Commission recommends approval of the rezone to PLI SL district, with the following special limitation: "The use shall be either a snow disposal site or park and open area."

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 19th day of July, 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this
2nd day of August, 2021.


Michelle J. McNulty, AICP
Secretary
Danielle Bailey
Chair

(Case 2021-0058)

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