

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-027**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 2.04 ACRES FROM B-3 SL (GENERAL BUSINESS) DISTRICT WITH SPECIAL LIMITATIONS AND R-2M (MIXED RESIDENTIAL) DISTRICT TO B-3 SL (GENERAL BUSINESS) DISTRICT WITH SPECIAL LIMITATIONS FOR LOTS 1 AND 2, MACLAREN SUBDIVISION; LOT 1, ANDRES SUBDIVISION; AND PARCEL 3B, LOCATED WITHIN T13N, R3W, SEC 21, NW ¼, NE ¼, E 165 FEET, WEST 215 FEET, SOUTH 50 FEET, NORTH 675 FEET; GENERALLY LOCATED EAST OF MULDOON ROAD, SOUTH OF THE EAST 14<sup>TH</sup> AVENUE RIGHT-OF-WAY, WEST OF CAROLYN CIRCLE, AND NORTH OF EAST 16<sup>TH</sup> AVENUE, IN ANCHORAGE.

(Case 2018-0089; Tax I.D. No. 006-403-01, -02, -03, and -49)

---

WHEREAS, a request has been received from Arias Baltazar to rezone approximately 2.04 acres from B-3 SL (general business) district with special limitations and R-2M (mixed residential) district to B-3 SL (general business) district with special limitations for Lots 1 and 2, Maclaren Subdivision; Lot 1, Andres Subdivision; and Parcel 3B, located within T13N, R3W, Sec 21, NW ¼, NE ¼, E 165 feet, West 215 feet, south 50 feet, north 675 feet, generally located east of Muldoon Road, south of East 14<sup>th</sup> Avenue right-of-way, west of Carolyn Circle, and north of East 16<sup>th</sup> Avenue, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on September 10, 2018.

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

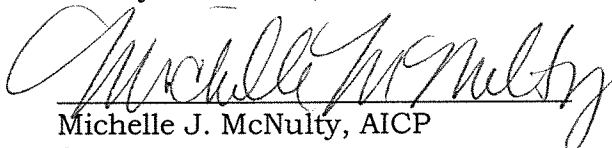
A. The Commission makes the following findings of fact:

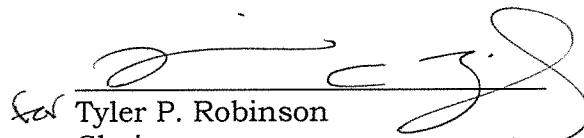
1. The petitioner recently cleaned up the property and this rezone is not likely to result in significant impacts on neighbors and adjacent land uses. The future development of vacant lots will be mitigated by site perimeter landscaping.
2. The rezone is in the best interests of the people of the Municipality because it removes the split zoning that exists on two parcels of land. This rezone also updates the allowed uses from the "Old Code." This rezone gives the petitioner more options to create viable commercial businesses on Muldoon Road.
3. The rezoning complies with the approval criteria for rezonings and with other relevant sections of Title 21. The rezoning to B-3 SL is consistent with *Anchorage 2020*, the *East Anchorage District Plan*, and the *Anchorage 2040 Land Use Plan Map*.

4. *Anchorage 2040* identifies the site as a “Town Center”, which is a designation that calls for commercial businesses that support the daily needs of the surrounding neighborhood.
  5. The special limitations offered by the petitioner will provide additional landscaping on the perimeter of the district.
  6. A dissenting commissioner stated that while automotive repair is a permitted use in the B-3 district, the Comprehensive Plan is inconsistent when it identifies an area as a Town Center, but does not promote the goals of a Town Center in terms of design and compatibility. The existing development of this property does not promote the image of a Town Center, particularly because of the park on the north side.
- B. The Commission recommends approval of the rezone to B-3 SL, subject to:
1. Install L1 visual enhancement landscaping along Muldoon Road and L2 buffer landscaping where abutting residential zoning.
  2. Major engine, transmission, differential repair or replacement, body, fender, upholstery work and painting are prohibited.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 1st day of October, 2018.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 8<sup>th</sup> day of October, 2018.

  
Michelle J. McNulty, AICP  
Secretary

  
Tyler P. Robinson  
Chair

(Case 2018-0089; Tax I.D. No. 006-403-01, -02, -03, and -49)

fm