



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 163 - 2024

Meeting Date: February 13, 2024

1 **FROM: MAYOR**

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3 **SUBJECT: AN ORDINANCE AMENDING THE ZONING MAP AND**
4 **APPROVING THE REZONING FROM R-3 (MIXED RESIDENTIAL)**
5 **DISTRICT TO R-4A (MULTIFAMILY RESIDENTIAL MIXED-USE)**
6 **DISTRICT WITHIN COOK SUBDIVISION, TRACT B; GENERALLY**
7 **LOCATED NORTH OF EAST TUDOR ROAD, EAST OF C**
8 **STREET, SOUTH OF EAST 40TH AVENUE, AND WEST OF**
9 **DENALI STREET, IN ANCHORAGE.**

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12 The Municipality of Anchorage Real Estate Services, the owner of the above-
13 described parcel, is requesting to rezone an approximately 8.98-acre parcel of land
14 in Anchorage from R-3 (Mixed Residential) District to R-4A (Multifamily Residential
15 Mixed-Use) District. The parcel was originally purchased by the Federal
16 Government in 2004 and intended to be a National Archives Building. The site has
17 been owned by the Municipality of Anchorage since 2017. The request to rezone
18 to the R-4A District reflects the intent of the Municipality of Anchorage to see a
19 mixed-use development with high-density multifamily dwellings.

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21 The rezone was recommended for approval by the Planning and Zoning
22 Commission on January 29, 2024, and a resolution of approval was adopted on
23 January 31, 2024. The *Anchorage 2040 Land Use Plan* has a land use designation
24 of "Urban Residential-High with Residential Mixed-Use Development Overlay" for
25 the subject parcel. The R-4A District is a primary implementing district of the
26 "Urban Residential-High with Residential Mixed-Use Development Overlay"
27 classification. No change is necessary to the Comprehensive Plan.

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29 This ordinance has no private sector economic effects and local government
30 effects are less than \$30,000. Pursuant to AMC 2.30.050B.1., a summary of
31 economic effects is not required.

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THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Shawn Odell, Senior Planner
Planning Department
Approved by: Craig H. Lyon, Planning Director
Concur: Lance Wilber, Economic & Community Development
Director
Concur: Sharon Lechner, Acting OMB Director
Concur: Anne Helzer, Municipal Attorney
Concur: Alden Thern, CFO
Concur: Kent Kohlhase, P.E., Municipal Manager
Respectfully submitted: Dave Bronson, Mayor