

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-004**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 8.98 ACRES FROM R-3 (MIXED RESIDENTIAL) DISTRICT TO R-4A (MULTIFAMILY RESIDENTIAL MIXED-USE) DISTRICT FOR COOK SUBDIVISION, TRACT B; GENERALLY LOCATED NORTH OF EAST TUDOR ROAD, EAST OF C STREET, SOUTH OF EAST 40TH AVENUE, AND WEST OF DENALI STREET, IN ANCHORAGE.

(Case 2024-0013; Tax I.D. No. 009-131-20-000)

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WHEREAS, a request has been received from Municipality of Anchorage Real Estate Services, Owner, to rezone one parcel containing approximately 8.98 acres from R-3 (Mixed Residential) District to R-4A (Multifamily Residential Mixed Use) District for Cook Subdivision, Tract B; generally located north of East Tudor Road, east of C Street, south of East 40<sup>th</sup> Avenue, and west Denali Street, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on January 29, 2024.

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

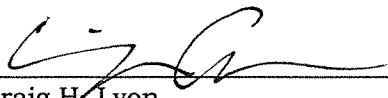
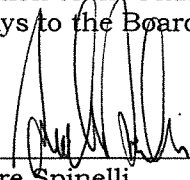
A. The Commission makes the following findings of fact:

1. This request meets all nine rezoning approval criteria per Anchorage Municipal Code (AMC) 21.03.160E.
2. There was no public testimony for this request, with no objections from the public or reviewing agencies.
3. The petitioner engaged in public outreach by mailing notice to surrounding properties and attending the regularly scheduled Midtown Community Council meeting on October 11, 2023. The Midtown Community Council submitted a resolution of support.
4. This site is classified as “Urban Residential-High w/Residential Mixed-Use Development Overlay” per the *Anchorage 2040 Land Use Plan*, Land Use Plan Map. Because the petition site’s current classification is compatible with the proposed rezone, an accompanying amendment to the comprehensive plan is not required.

B. The Commission recommends APPROVAL of the rezone from R-3 (Mixed Residential) District to R-4A (Multifamily Residential Mixed-Use) District.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 29<sup>th</sup> day of January, 2024.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 31<sup>st</sup> day of January, 2024. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.03.050A.

  
\_\_\_\_\_  
Craig H. Lyon  
Secretary  
\_\_\_\_\_  
Andre Spinelli  
Chair

(Case 2024-0013; Tax I.D. No. 009-131-20-000)

so



**PLANNING DEPARTMENT  
STAFF ANALYSIS  
ZONING MAP AMENDMENT**

**DATE:** January 29, 2024

**CASE NUMBER:** 2024-0013

**APPLICANT:** MOA Real Estate Services

**REPRESENTATIVE:** Bri Keifer, Huddle AK

**REQUEST:** A request to rezone from R-3 (Mixed-Residential District) to R-4A (Multifamily Residential Mixed-Use District)

**PROPERTY DESCRIPTION:** Tract B, Cook Subdivision (82-57).

**COMMUNITY COUNCIL:** Midtown Community Council

**ATTACHMENTS:**

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit

**RECOMMENDATION SUMMARY: APPROVAL**

**SITE**

Acres: ±8.98 acres

Vegetation: Site has been partially cleared, but small patches of turfgrass, mature birch, spruce, and willow remain scattered throughout the petition site.

Current Zoning: R-3 (Mixed Residential)

Topography: Generally flat

Utilities: Public water and wastewater

**COMPREHENSIVE PLAN**

Classification: "Urban Residential-High w/Residential Mixed-Use Development Overlay" per the *Anchorage 2040 Land Use Plan*, Land Use Plan Map

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	B-3	B-3	R-3
	Z.J. Loussac Library	Retail/Home Depot	Retail/Lowe's	Cuddy Family Midtown Park

**PROPOSAL**

Municipality of Anchorage (MOA) Real Estate Service Department is requesting to rezone ±8.98 acres of land from R-3 (Mixed-Residential District) to R-4A (Multifamily

Residential Mixed-Use District). The petition site is located southwest of the intersection of E. 40th Ave and Denali Street, in Anchorage. The MOA would like to see a development that is consistent with the R-4A zoning with high-density multifamily dwellings.

## **BACKGROUND**

The parcel was originally purchased by the Federal Government in 2004 and intended to be a National Archive Building. The applicant would like to rezone the parcel of land purchased by the MOA in 2017. There were improvements made to the site including fill for a foundation and driveways onto Denali Street and E. 40<sup>th</sup> Avenue. The site has remained vacant since it was purchased by the MOA. There are no special limitations currently imposed on the property, nor are any being proposed in this request.

This site is classified as “Urban Residential-High w/Residential Mixed-Use Development Overlay” per the *Anchorage 2040 Land Use Plan*, Land Use Plan Map. Because the petition site’s current classification is compatible with the proposed rezone, an accompanying amendment to the comprehensive plan is not required.

## **DEPARTMENTAL COMMENTS**

Comments from reviewing agencies are included in Attachment 3. No objections to this rezone were received from reviewing agencies.

## **COMMUNITY COMMENTS**

On January 5, 2024, the Planning Department mailed 176 public hearing notices in accordance with AMC 21.03.200H.3. Public hearing notices were also mailed to the Midtown Community Council. The Midtown Community Council submitted a Resolution of Support (2023-05) for this rezone. As of this writing, no comments have been received.

## **FINDINGS**

### **21.03.160 REZONINGS (ZONING MAP AMENDMENTS)**

#### **Pre-Application Conference**

A pre-application conference was held on September 5, 2023 in accordance with AMC 21.03.020B.

#### **Community Meeting**

The applicant attended the Midtown Community Council (MCC) on October 11, 2023, in accordance with 21.03.020C. A summary of this meeting is included in the application. The MCC unanimously adopted a resolution of support for this rezone during this meeting. A copy of this resolution is included in the application.

### **21.03.160E. APPROVAL CRITERIA**

**The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The criteria is met.

This rezone is in the long-term interests of the citizens of Anchorage. The most recent estimate of potential housing units based upon zoning district conducted as part of the Anchorage 2040 Land Use Plan shows a gap of 7,900 residential units by 2040. Rezoning this parcel from medium density residential and commercial to high density residential could result in a potential gain of approximately 314 residential dwelling units when factoring the area of the site (8.98 acres) and the intended housing densities of the R-4A (>35 du/a). This gain would assist in closing this drastic housing gap. Additionally, the latest Anchorage Housing Market Analysis completed in 2012, predicts a need for 6,909 new multifamily dwelling units by 2030 to accommodate for population growth. Given other factors such as stagnant income wages and an aging population, this predicted demand in compact housing options may be conservative.

- 2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

The criteria is met.

This rezone request both complies and conforms with the petition site's designation of "Urban Residential-High w/Residential Mixed-Use Development Overlay" within the Anchorage 2040 Land Use Plan. The R-4A is the intended zoning district for areas designated as "Urban Residential-High w/Residential Mixed-Use Development Overlay." In accordance with the comprehensive plan, these areas are to be located within "*underutilized residential lands well positioned for compatible infill or high-density residential development near Downtown or Midtown shopping, transit, parks, schools, or employment.*" The petition site is located at the intersection of two midtown collector streets, near local shopping centers, parks, and schools. The site is also adequately served with properly sized public water and sewer services to accommodate the development of higher density residential uses.

Additionally, this rezone is consistent with the following goals and policies of the following applicable comprehensive plans:

#### **Anchorage 2040 Land Use Plan:**

##### **Goal 1**

*Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of*



*life as it supports their vision for the future expressed in the Comprehensive Plan.*

**LUP 1.2** *Employ land use and development strategies for the anchorage Bowl to accommodate the forecast number of additional residents, households, and jobs through 2040.*

**Goal 2** *Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.*

**Goal 4** *Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.*

**LUP 4.1** *Provide sufficient land to meet the diverse housing needs of Anchorage's citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities.*

**Anchorage 2020**

**Policy 11** *Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.*

**Policy 14** *Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

**3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

The criteria is met.

This rezone is consistent with the purpose of the R-4A (Multifamily Residential Mixed-Use) zoning district. The petition site abuts both E. 40<sup>th</sup> Ave and Denali Street which connects to E. Tudor Road and E. 36<sup>th</sup> Avenue which see between 10,000-20,000 vehicle trips daily and appears to be suitable for multifamily and mixed-use developments.

The purpose of the R-4A (Multifamily Residential Mixed-Use) district as stated in AMC 21.04.020J. is as follows:

**AMC 21.04.020J. R-4A: Multifamily Residential Mixed-Use District**

**1. Purpose**

*“The R-4A district is a primarily residential district intended for high-density residential and mixed-use development, with a minimum gross density of 20 dwelling units per acre and gross densities intended to be greater than 35 dwelling units per acre. This district is intended to implement the land use plan, meet housing needs for the community, establish a pedestrian-oriented environment that helps support transit, and provide the flexibility to integrate residential and non-residential uses.*

Additionally, this rezone request meets the locational requirements of the R-4A district.

**3. District Location Requirement**

- a. In an area designated in the comprehensive plan for residential city center intensity or redevelopment/mixed-use, or similar designation in a neighborhood or district plan; and***

The petition site is classified as “Urban Residential-High w/Residential Mixed-Use Development Overlay.” The classification meets this locational requirement.

- b. Adjacent to or within a designated major employment center or major city center, or on a designated transit supportive development corridor or transit route with 15-minute bus service headways; and***

The petition site is within the city center and a Transit-Supportive Development Corridor. This locational requirement is met.

- c. Concentrated as a node near the intersection of an arterial street and another street of collector classification or greater, in a compact form limited in extent to no more than a quarter mile between any two points on the district boundary, unless specifically designated otherwise in an adopted neighborhood or district plan.***

This site is located directly southwest of the intersection of E. 40th Ave and Denali Street. E.40<sup>th</sup> Avenue is classified as a “Collector” in this area and Denali Street is classified as “Class II-Minor Arterial” in this area, seeing between 10,000-20,000 vehicle trips per day. There is no point within the petition site that extends more than one-quarter mile beyond the intersection of these two arterials.



4. **The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The criteria is met.

This rezone is compatible with surrounding zoning districts and existing development surrounding the petition site. The surrounding zoning districts include PLI and B-3. The proposed R-4A zoning allows for greater land use intensity than what is allowed within the R-3 district. However, the R-4A district is intended to be a primarily residential district, which allows for the development of non-residential uses subject to public review if above 49% of the total area. Additionally, any new development within the proposed R-4A district will need to install L2 Buffer Landscaping along frontages which abut the lower intensity PLI district. This requirement to install buffer landscaping will help provide physical and aesthetic separation between these two zoning districts.

It is unlikely that the adjoining B-3 district will be adversely affected by this rezone because the permitted land use intensity within the B-3 exceeds that of the R-4A.

5. **Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

The criteria is met.

Public water and sewer services are available to this parcel. The petition 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 currently available at this site on 60-minute headways and 15 to 30-minute headways on Tudor Road. Increasing the land use intensity in this area is unlikely to stretch the capabilities of existing services beyond their capacity.

6. **The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

The criteria is met.

The proposed rezone is unlikely to adversely impact the existing natural environment. While some vegetation clearing and/or alteration is anticipated, municipal code places preference on using existing vegetation and trees to achieve compliance with landscaping requirements. The applicant is encouraged to retain as much mature vegetation as possible.

In addition to landscaping requirements, this site may be required to construct driveways and parking facilities which meet the minimum requirements of Title 21 and Title 23 at the time a land use permit is applied for. Along with constructed vehicular facilities, this site will also be required to install all necessary utilities including stormwater and drainage facilities.

This site has access to Denali Street. Denali Street is classified as “Class II-Minor Arterial” in this area, seeing between 10,000-20,000 vehicle trips per day. It is unlikely that the additional traffic generation to this site from the development of multifamily and mixed-use will increase the adverse impacts to the surrounding natural environment.

While there may be noise originating from the site during any future development activity, site operations will not be permitted to exceed noise control standards of AMC 15.70.

7. **The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The criteria is met.

When analyzing a rezone, the Planning Department cannot only consider the planned use, but rather the shift from what is and is not allowed under the current zoning designation, and what could be allowed under the proposed zoning. Given this methodology, rezoning the petition site to R-4A would allow for a variety of commercial uses that would not otherwise be permitted under the existing R-3. However, there are compatibility protections within the R-4A district standards which call for a higher level of review for a mixed-use development containing 10% or greater square footage devoted to non-residential uses. Additionally, L2 buffer landscaping would be required along the property frontages which abut the neighboring PLI zoned lots, and would also allow for public comment should a mixed-use development with a high percentage of non-residential uses be proposed.

8. **The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

The criteria is met.

This request is consistent with this parcel’s designation and land use policies within applicable comprehensive plans. The petition site is designated as “Urban Residential-High w/Residential Mixed-Use Overlay District” in the *Anchorage 2040 Land Use Plan*. The immediate area around the petition site is classified as “City Center, Commercial Corridor, and Community Facility/Park.” The underlying zoning designations for these areas are consistent with these classifications. Placing a R-4A zoning district within this area will be appropriate considering the petition site’s proximity to a Main Street Corridor and intersection of two minor arterials. Additionally, it is important to note that Anchorage has a known lack of residential housing capacity based upon current zoning, and this rezone will facilitate the development of more

residential dwelling units than the current R-3 district allows for. This will help to lessen the current and anticipated residential housing shortage within the Municipality.

**9. The rezoning shall not result in a split-zoned lot.**

The criteria is met.

The rezoning will not result in a split-zoned lot.

**DEPARTMENT RECOMMENDATION**

The Department finds that the approval criteria for a rezone is met. The Department recommends APPROVAL of this request.

**Advisory Comment(s):**

Watershed Management Services


*"The storm drain within the 40th Ave. ROW contains Fish Creek and the storm drain within the Denali St. ROW discharges to it. Any future development of this site should consider Green Infrastructure to treat stormwater runoff prior to it entering either storm drain."*

Reviewed by:

Prepared by:

  
\_\_\_\_\_  
Craig H. Lyon

Director

  
\_\_\_\_\_  
Shawn Odell

Senior Planner

(Parcel ID No. 009-131-20)



Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: (always blank)

**ANCHORAGE, ALASKA**  
**AO No. 2024-\_\_\_\_\_**

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

(Midtown Community Council)  
(Planning and Zoning Commission Case 2024-0013)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating the following  
described property as R-4A (Multifamily Residential Mixed-Use) District:

Cook Subdivision, Tract B (Plat 82-57), as shown on "Exhibit A" attached.

**Section 2.** The Director of the Planning Department shall change the zoning map  
accordingly.

**Section 3.** This ordinance shall be effective immediately upon passage and  
approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM - 2024

Meeting Date: \_\_\_\_\_

1 **FROM: MAYOR**

2  
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 40<sup>TH</sup> AVENUE, AND WEST OF**  
9 **DENALI STREET, IN ANCHORAGE.**

10  
11  
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.

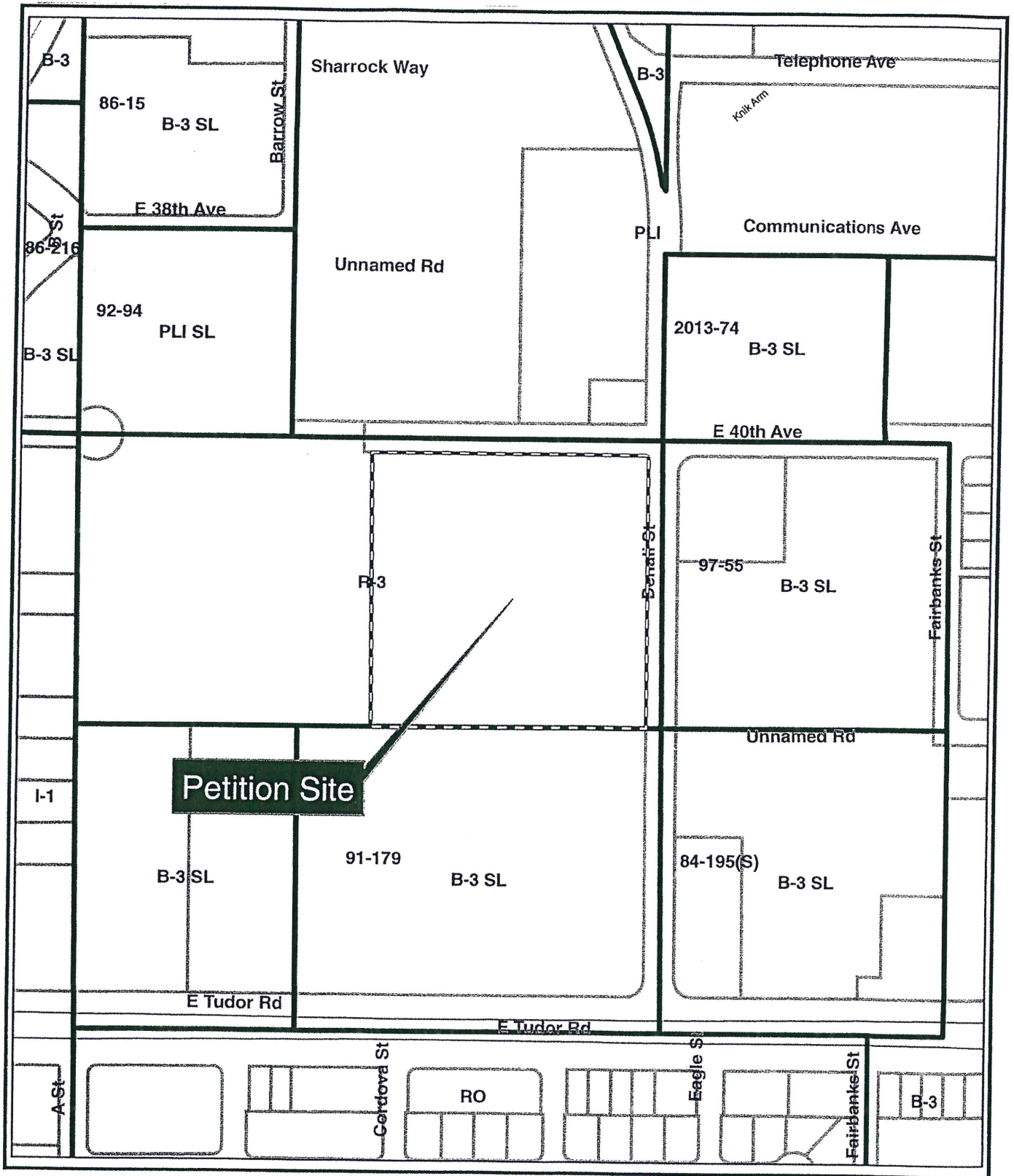
20  
21 The rezone was recommended for approval by the Planning and Zoning  
22 Commission on January 29, 2024, and a resolution of approval was adopted on  
23 January 31, 2024. The *Anchorage 2040 Land Use Plan* has a land use designation  
24 of "Urban Residential-High with Residential Mixed-Use Development 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.

28  
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.

**THE ADMINISTRATION RECOMMENDS APPROVAL.**

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

# Exhibit A



Municipality of Anchorage  
Planning Department

Date: 12/7/2023





**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-004**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 8.98 ACRES FROM R-3 (MIXED RESIDENTIAL) DISTRICT TO R-4A (MULTIFAMILY RESIDENTIAL MIXED-USE) DISTRICT FOR COOK SUBDIVISION, TRACT B; GENERALLY LOCATED NORTH OF EAST TUDOR ROAD, EAST OF C STREET, SOUTH OF EAST 40TH AVENUE, AND WEST OF DENALI STREET, IN ANCHORAGE.

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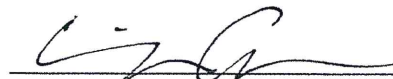
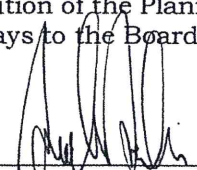
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- A. The Commission makes the following findings of fact:
  - 1. This request meets all nine rezoning approval criteria per Anchorage Municipal Code (AMC) 21.03.160E.
  - 2. There was no public testimony for this request, with no objections from the public or reviewing agencies.
  - 3. The petitioner engaged in public outreach by mailing notice to surrounding properties and attending the regularly scheduled Midtown Community Council meeting on October 11, 2023. The Midtown Community Council submitted a resolution of support.
  - 4. This site is classified as “Urban Residential-High w/Residential Mixed-Use Development Overlay” per the *Anchorage 2040 Land Use Plan*, Land Use Plan Map. Because the petition site’s current classification is compatible with the proposed rezone, an accompanying amendment to the comprehensive plan is not required.
- B. The Commission recommends APPROVAL of the rezone from R-3 (Mixed Residential) District to R-4A (Multifamily Residential Mixed-Use) District.

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Craig H. Lyon  
Secretary  
\_\_\_\_\_  
Andre Spinelli  
Chair

(Case 2024-0013; Tax I.D. No. 009-131-20-000)

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**PLANNING DEPARTMENT  
STAFF ANALYSIS  
ZONING MAP AMENDMENT**

**DATE:** January 29, 2024

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**REPRESENTATIVE:** Bri Keifer, Huddle AK

**REQUEST:** A request to rezone from R-3 (Mixed-Residential District) to R-4A (Multifamily Residential Mixed-Use District)

**PROPERTY DESCRIPTION:** Tract B, Cook Subdivision (82-57).

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1. Maps
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4. Posting Affidavit

**RECOMMENDATION SUMMARY: APPROVAL**

**SITE**

Acres: ±8.98 acres

Vegetation: Site has been partially cleared, but small patches of turfgrass, mature birch, spruce, and willow remain scattered throughout the petition site.

Current Zoning: R-3 (Mixed Residential)

Topography: Generally flat

Utilities: Public water and wastewater

**COMPREHENSIVE PLAN**

Classification: "Urban Residential-High w/Residential Mixed-Use Development Overlay" per the *Anchorage 2040 Land Use Plan*, Land Use Plan Map

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	B-3	B-3	R-3
	Z.J. Loussac Library	Retail/Home Depot	Retail/Lowe's	Cuddy Family Midtown Park

**PROPOSAL**

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## **BACKGROUND**

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## **FINDINGS**

### **21.03.160 REZONINGS (ZONING MAP AMENDMENTS)**

#### **Pre-Application Conference**

A pre-application conference was held on September 5, 2023 in accordance with AMC 21.03.020B.

#### **Community Meeting**

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### **21.03.160E. APPROVAL CRITERIA**

**The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The criteria is met.

This rezone is in the long-term interests of the citizens of Anchorage. The most recent estimate of potential housing units based upon zoning district conducted as part of the Anchorage 2040 Land Use Plan shows a gap of 7,900 residential units by 2040. Rezoning this parcel from medium density residential and commercial to high density residential could result in a potential gain of approximately 314 residential dwelling units when factoring the area of the site (8.98 acres) and the intended housing densities of the R-4A (>35 du/a). This gain would assist in closing this drastic housing gap. Additionally, the latest Anchorage Housing Market Analysis completed in 2012, predicts a need for 6,909 new multifamily dwelling units by 2030 to accommodate for population growth. Given other factors such as stagnant income wages and an aging population, this predicted demand in compact housing options may be conservative.

- 2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

The criteria is met.

This rezone request both complies and conforms with the petition site's designation of "Urban Residential-High w/Residential Mixed-Use Development Overlay" within the Anchorage 2040 Land Use Plan. The R-4A is the intended zoning district for areas designated as "Urban Residential-High w/Residential Mixed-Use Development Overlay." In accordance with the comprehensive plan, these areas are to be located within "*underutilized residential lands well positioned for compatible infill or high-density residential development near Downtown or Midtown shopping, transit, parks, schools, or employment.*" The petition site is located at the intersection of two midtown collector streets, near local shopping centers, parks, and schools. The site is also adequately served with properly sized public water and sewer services to accommodate the development of higher density residential uses.

Additionally, this rezone is consistent with the following goals and policies of the following applicable comprehensive plans:

#### **Anchorage 2040 Land Use Plan:**

**Goal 1**                      *Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of*

*life as it supports their vision for the future expressed in the Comprehensive Plan.*

**LUP 1.2** *Employ land use and development strategies for the anchorage Bowl to accommodate the forecast number of additional residents, households, and jobs through 2040.*

**Goal 2** *Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.*

**Goal 4** *Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.*

**LUP 4.1** *Provide sufficient land to meet the diverse housing needs of Anchorage's citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities.*

**Anchorage 2020**

**Policy 11** *Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.*

**Policy 14** *Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

**3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

The criteria is met.

This rezone is consistent with the purpose of the R-4A (Multifamily Residential Mixed-Use) zoning district. The petition site abuts both E. 40<sup>th</sup> Ave and Denali Street which connects to E. Tudor Road and E. 36<sup>th</sup> Avenue which see between 10,000-20,000 vehicle trips daily and appears to be suitable for multifamily and mixed-use developments.

The purpose of the R-4A (Multifamily Residential Mixed-Use) district as stated in AMC 21.04.020J. is as follows:



**AMC 21.04.020J. R-4A: Multifamily Residential Mixed-Use District**

**1. Purpose**

*“The R-4A district is a primarily residential district intended for high-density residential and mixed-use development, with a minimum gross density of 20 dwelling units per acre and gross densities intended to be greater than 35 dwelling units per acre. This district is intended to implement the land use plan, meet housing needs for the community, establish a pedestrian-oriented environment that helps support transit, and provide the flexibility to integrate residential and non-residential uses.*

Additionally, this rezone request meets the locational requirements of the R-4A district.

**3. District Location Requirement**

- a. In an area designated in the comprehensive plan for residential city center intensity or redevelopment/mixed-use, or similar designation in a neighborhood or district plan; and***

The petition site is classified as “Urban Residential-High w/Residential Mixed-Use Development Overlay.” The classification meets this locational requirement.

- b. Adjacent to or within a designated major employment center or major city center, or on a designated transit supportive development corridor or transit route with 15-minute bus service headways; and***

The petition site is within the city center and a Transit-Supportive Development Corridor. This locational requirement is met.

- c. Concentrated as a node near the intersection of an arterial street and another street of collector classification or greater, in a compact form limited in extent to no more than a quarter mile between any two points on the district boundary, unless specifically designated otherwise in an adopted neighborhood or district plan.***

This site is located directly southwest of the intersection of E. 40th Ave and Denali Street. E.40<sup>th</sup> Avenue is classified as a “Collector” in this area and Denali Street is classified as “Class II-Minor Arterial” in this area, seeing between 10,000-20,000 vehicle trips per day. There is no point within the petition site that extends more than one-quarter mile beyond the intersection of these two arterials.

4. **The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The criteria is met.

This rezone is compatible with surrounding zoning districts and existing development surrounding the petition site. The surrounding zoning districts include PLI and B-3. The proposed R-4A zoning allows for greater land use intensity than what is allowed within the R-3 district. However, the R-4A district is intended to be a primarily residential district, which allows for the development of non-residential uses subject to public review if above 49% of the total area. Additionally, any new development within the proposed R-4A district will need to install L2 Buffer Landscaping along frontages which abut the lower intensity PLI district. This requirement to install buffer landscaping will help provide physical and aesthetic separation between these two zoning districts.

It is unlikely that the adjoining B-3 district will be adversely affected by this rezone because the permitted land use intensity within the B-3 exceeds that of the R-4A.

5. **Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

The criteria is met.

Public water and sewer services are available to this parcel. The petition 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 currently available at this site on 60-minute headways and 15 to 30-minute headways on Tudor Road. Increasing the land use intensity in this area is unlikely to stretch the capabilities of existing services beyond their capacity.

6. **The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

The criteria is met.

The proposed rezone is unlikely to adversely impact the existing natural environment. While some vegetation clearing and/or alteration is anticipated, municipal code places preference on using existing vegetation and trees to achieve compliance with landscaping requirements. The applicant is encouraged to retain as much mature vegetation as possible.



In addition to landscaping requirements, this site may be required to construct driveways and parking facilities which meet the minimum requirements of Title 21 and Title 23 at the time a land use permit is applied for. Along with constructed vehicular facilities, this site will also be required to install all necessary utilities including stormwater and drainage facilities.

This site has access to Denali Street. Denali Street is classified as "Class II-Minor Arterial" in this area, seeing between 10,000-20,000 vehicle trips per day. It is unlikely that the additional traffic generation to this site from the development of multifamily and mixed-use will increase the adverse impacts to the surrounding natural environment.

While there may be noise originating from the site during any future development activity, site operations will not be permitted to exceed noise control standards of AMC 15.70.

7. **The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The criteria is met.

When analyzing a rezone, the Planning Department cannot only consider the planned use, but rather the shift from what is and is not allowed under the current zoning designation, and what could be allowed under the proposed zoning. Given this methodology, rezoning the petition site to R-4A would allow for a variety of commercial uses that would not otherwise be permitted under the existing R-3. However, there are compatibility protections within the R-4A district standards which call for a higher level of review for a mixed-use development containing 10% or greater square footage devoted to non-residential uses. Additionally, L2 buffer landscaping would be required along the property frontages which abut the neighboring PLI zoned lots, and would also allow for public comment should a mixed-use development with a high percentage of non-residential uses be proposed.

8. **The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

The criteria is met.

This request is consistent with this parcel's designation and land use policies within applicable comprehensive plans. The petition site is designated as "Urban Residential-High w/Residential Mixed-Use Overlay District" in the *Anchorage 2040 Land Use Plan*. The immediate area around the petition site is classified as "City Center, Commercial Corridor, and Community Facility/Park." The underlying zoning designations for these areas are consistent with these classifications. Placing a R-4A zoning district within this area will be appropriate considering the petition site's proximity to a Main Street Corridor and intersection of two minor arterials. Additionally, it is important to note that Anchorage has a known lack of residential housing capacity based upon current zoning, and this rezone will facilitate the development of more

residential dwelling units than the current R-3 district allows for. This will help to lessen the current and anticipated residential housing shortage within the Municipality.

**9. The rezoning shall not result in a split-zoned lot.**

The criteria is met.

The rezoning will not result in a split-zoned lot.

**DEPARTMENT RECOMMENDATION**

The Department finds that the approval criteria for a rezone is met. The Department recommends APPROVAL of this request.

**Advisory Comment(s):**

Watershed Management Services


*"The storm drain within the 40th Ave. ROW contains Fish Creek and the storm drain within the Denali St. ROW discharges to it. Any future development of this site should consider Green Infrastructure to treat stormwater runoff prior to it entering either storm drain."*

Reviewed by:

Prepared by:

  
\_\_\_\_\_  
Craig H. Lyon

Director

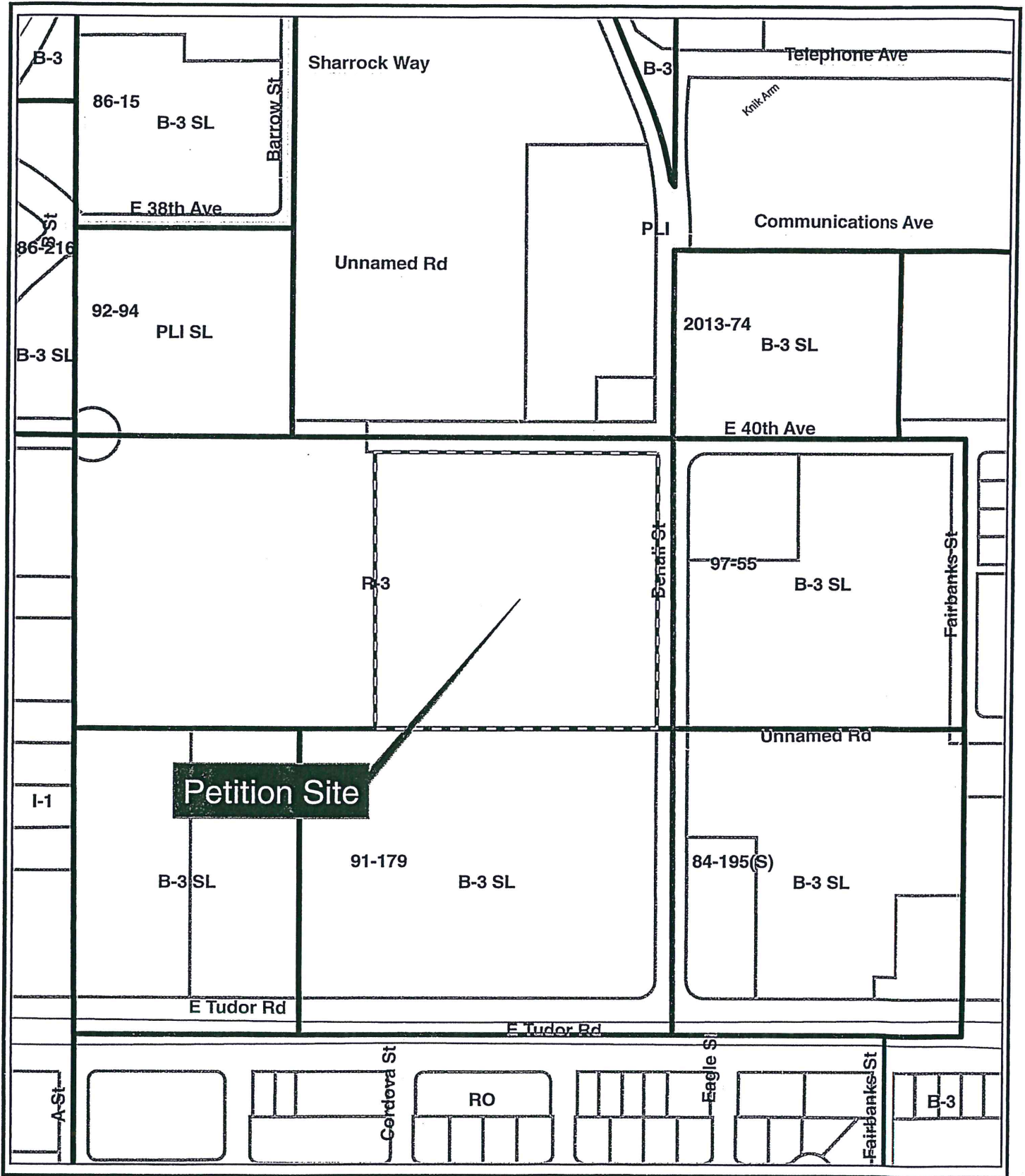
  
\_\_\_\_\_  
Shawn Odell

Senior Planner

(Parcel ID No. 009-131-20)

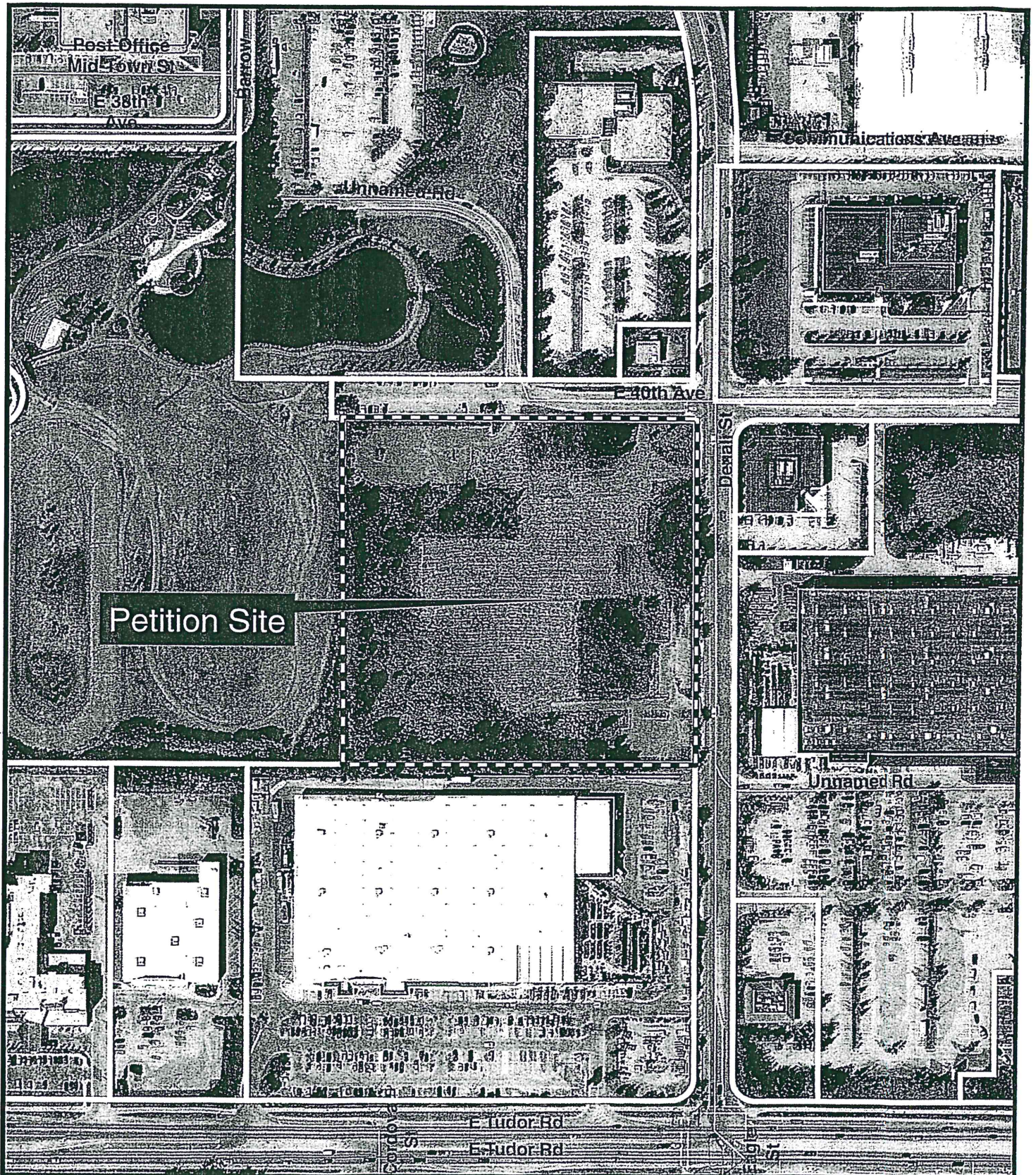
**1**

# MAPS





2024-0013

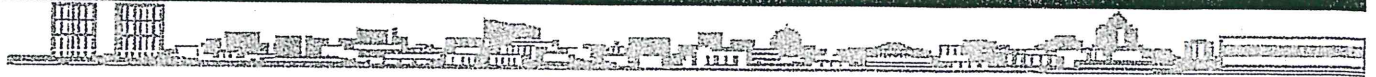




# APPLICATION

# Application for Zoning Map Amendment

Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Tiffany Briggs- MOA Real Estate Director		Name (last name first): Bri Keifer- Huddle AK	
Mailing Address: 4700 Elmore Road		Mailing Address: 605 W 2nd Ave	
Anchorage, AK 99507		Anchorage, AK 99501	
Contact Phone – Day: 907-343-7525	Evening:	Contact Phone – Day: 907-885-9199	Evening:
E-mail: tiffany.briggs@anchorageak.gov		E-mail: bri@huddleAK.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 009-131-20-000		
Site Street Address:		
Current legal description: (use additional sheet if necessary) Cook Tract B		
Existing Zoning: R-3	Acreage: 391,034 SF	Grid #: SW1731
Proposed Zoning: R-4A		
Existing use: Vacant	Proposed use (if any):	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Tiffany Briggs 11/14/23  
Signature ☒ Owner ☐ Representative Date  
(Representatives must provide written proof of authorization)

Tiffany Briggs  
Print Name

Accepted by: <u>Shawn O.</u>	Poster & Affidavit: <u>2+1</u>	Fee: <u>\$14,457.40</u>	Case Number: <u>2024-0013</u>	Meeting Date: <u>PZC: 01/29/2024</u>
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## COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): ☐ Class A ☐ Class B

### Anchorage 2040 Land Use Designation:

- ☒ Neighborhood (Residential) ☐ Center ☐ Corridor  
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

### Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development  
☐ Traditional Neighborhood ☒ Residential Mixed-use

### Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space  
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected  
☐ Special Study ☐ Residential at \_\_\_\_\_ dwelling units per acre

### Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/open space  
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected  
☐ Special Study ☐ Residential at \_\_\_\_\_ dwelling units per acre

## ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"  
Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone  
Floodplain: ☒ None ☐ 100 year ☐ 500 year  
Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☒ "3" ☐ "4" ☐ "5"

## RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number: \_\_\_\_\_  
☐ Preliminary Plat ☐ Final Plat - Case Number(s): \_\_\_\_\_  
☐ Conditional Use - Case Number(s): \_\_\_\_\_  
☐ Zoning variance - Case Number(s): \_\_\_\_\_  
☐ Land Use Enforcement Action for \_\_\_\_\_  
☐ Building or Land Use Permit for \_\_\_\_\_  
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

## SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 1 copy required: ☐ Signed application (original)  
☐ Ownership and beneficial interest form
- 16 copies required: ☐ Signed application (copies)  
☐ Signatures of other petitioners (if any)  
☐ Map of area to be rezoned  
☐ Map of area surrounding proposed rezoning, including zoning and existing uses  
☐ Narrative statement explaining:  
☐ need and justification for the rezoning  
☐ the proposed land use and development  
☐ the probable timeframe for development  
☐ an analysis of how the proposal meets the rezoning criteria on page 3 of this application  
☐ Summary of community meeting(s)  
☐ Proposed special limitations, if any

(Additional information may be required.)

### APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

### ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



# MUNICIPALITY OF ANCHORAGE



Real Estate Department

907-343-7525

*Mayor Dave Bronson*

November 30, 2023

Municipality of Anchorage  
Planning Department  
4700 Elmore Road  
Anchorage, AK 99507

Subject: Letter of Authorization (Archive Site)

The Municipality of Anchorage Real Estate Department authorizes CRW Engineering Group, Inc. and Huddle AK, LLC to act as representatives to submit land use entitlement applications for the Archive Site at the southwest corner of 40<sup>th</sup> Ave. and Denali St. The Archive Site consists of one parcel legally described as COOK TRACT B, Parcel No.: 009-131-20-000. We anticipate our representatives will submit the following applications (including but not limited to): (1) Application for Zoning Map Amendment.

Sincerely,

*Tiffany Briggs*  
Tiffany Briggs, Director  
Real Estate Department



**MOA Site Rezone at 40th Ave. and Denali St.  
Zoning Map Amendment Narrative**

**BACKGROUND**

The Municipality of Anchorage (MOA) Real Estate Department is seeking to rezone a nine-acre site located in Midtown on the southwest corner of Denali Street and 40th Avenue (COOK TR B / Parcel ID # 00913120000). The site is within proximity of the Loussac Library and Cuddy Family Midtown Park, as well as other public facilities and services. The surrounding city center zoning creates an opportunity for future residential development that is within walking distance to office buildings, public facilities, parks, and commercial services (see attached Figure 1 - Aerial Map).

The parcel was purchased by the Federal Government in 2004 and was intended to be a National Archive Building. Initial sitework was completed for the Archive building, including fill for the foundation of a future building and parking lot development with driveways on E 40<sup>th</sup> Avenue and Denali Street. However, the project was discontinued, and the site has since been vacant. The MOA purchased the site in 2017.



*EXISTING CONDITIONS AERIAL*



## PROPOSED ZONING MAP AMENDMENT (NEED AND JUSTIFICATION)

The parcel is currently zoned as Mixed Residential District (R-3) and the Real Estate Department is seeking to rezone the site to Multifamily Residential Mixed-Use District (R-4A). The purpose of rezoning the lot is to allow for commercial opportunities in addition to high housing density. This shift will bring the parcel's zoning in harmony with the Land Use 2040 intent for the parcel and will better fit the surrounding commercial zoning and public amenities (see attached Figure 2 – Zoning Map). Ultimately the goal is to encourage the development of this underutilized area to create a vibrant Midtown city center with both commercial and residential opportunities.

## PROPOSED LAND USE AND DEVELOPMENT

There is currently no specific development planned for the site. The MOA would like to see a development that is consistent with the R-4A zone and meets the minimum housing development requirement of 20 units per acre. Concurrent with this rezone process the Real Estate Department will issue a Request For Proposals (RFP) for developing this site. Depending on the proposals, a project could happen within the next five years.

## ANALYSIS OF APPROVAL CRITERIA (AMC 21.03.160E)

1. **The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

Rezoning this parcel from R-3 to R-4A will not result in any uses that hinder the public health, safety or general welfare of the citizens of Anchorage. The rezone will provide opportunities for higher density housing in the Midtown city center, which can help meet community housing needs. The parcel has access to public transit and businesses to create a pedestrian-oriented environment and promote public health. R-4A zoning will allow for development in an area identified in the Anchorage 2040 Land Use Plan as ideal for mixed-use development.

2. **The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

### Anchorage 2040 Land Use Plan

The Anchorage 2040 Land Use Plan designates the petition site as both Urban Residential-High and Residential Mixed-Use Development (see attachment Figure 3 – 2040 Land Use Map). The plan states that the recommended zoning for areas with both designations is R-4A. The northern border of the parcel is along a Greenway-supported Development corridor: *"This designation provides for urban living opportunities close to major employment centers— Downtown, Midtown, UMED—and contributes to the vitality of City Centers by concentrating new housing nearby."* The requested rezone to R-4A will yield development that is consistent with Anchorage 2040 Land Use Plan.

### Anchorage 2020

Anchorage 2020 identifies the petition site as within Urban Service Areas, Redevelopment/ Mixed-Use Areas and Major Employment Centers. Applicable Anchorage 2020 Comprehensive Plan policies include:



*Policy #5- Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

- The R-4A rezone is compatible with adjacent uses and consistent with the goals and policies of Anchorage 2040. There is no conflict.

*Policy #8- Urban residential density, defined as greater than 1 dwelling unit per acre, is the optimum standard in the urban service areas; and rural density residential, defined as equal to or less than 1 dwelling unit per acre, is the optimum standard in rural service areas.*

- R-4A requires 20 dwelling units per acre, which would be in accordance with this policy.

*Policy #9- New residential development located within ¼ mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8 dwelling units per acre. Individual lot densities shall be further defined through development implementation strategies.*

- R-4A requires 20 dwelling units per acre, which would be in accordance with this policy.

*Policy #10- Mixed-use development is encouraged within Major Employment Centers, Mixed-use Redevelopment Areas, Town Centers, and Neighborhood Centers. Strategies for mixed-use development include housing needs. Compatible non-residential uses, public and open spaces and multi-modal access.*

- The petition site is identified as both Mixed-use redevelopment and near a Major Employment Center. R-4A Multifamily Residential Mixed-Use District allows for up to 49% site GFA be for non-residential use. Greater than 50% of non-residential use is allowed through additional review procedures.

*Policy #11- New higher-density residential development, including that within Transit-Supportive Development Corridors, shall be accompanied by the following:*

- a) *Building and site design standards;*
- b) *Access to multi-modal transportation, to include transit, and safe pedestrian facilities; and,*
- c) *Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to residential developments.*
- Title 21 clearly outlines District-Specific Standards for R-4A. The petition site is within a ½ mile radius of a Transit-Supportive development corridor and has a bus stop located near the northeast corner of site. Cuddy Family Midtown is located on the west of the petition site and is in close proximity to Z.J. Loussac Library.

*Policy #20- Medium- and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers as shown on the Land Use Policy Map. The petition site is adjacent to Major Employment Centers and is an underutilized area.*

3. **The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

#### **AMC 21.04.020J**

##### **Purpose**

*The R-4A district is a primarily residential district intended for high-density residential and mixed-use development, with a minimum gross density of 20 dwelling units per acre and gross densities intended to be greater than 35 dwelling units per acre. This district is intended to implement the land use plan, meet housing needs for the community, establish a pedestrian-oriented environment that helps support transit, and provide the flexibility to integrate residential and non-residential uses.*

The zoning map amendment of the petition site to R-4A is consistent with the purpose of the Multifamily Residential District. The R-4A Multifamily Residential District is primarily intended for areas well served by transit and/or arterial streets. Supportive commercial services and major commercial and employment centers are also needed.

Tudor Road to the south serves as the nearest major arterial road for the parcel. Denali Street runs along the east parcel boundary and is a minor arterial. A Transit-supportive development corridor runs west of the parcel, with bus stops on the corner of Denali St. and 40<sup>th</sup> Ave. and several others along Tudor and C St. The parcel is surrounded by the Midtown city center and commercial development to the south, providing major commercial and employment centers. The surrounding commercial services, employment centers and transit support near the petition site location are consistent with the R-4A zoning district needs to accomplish the stated purpose above.

4. **The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The proposed rezoning is compatible with the surrounding zoning (Figure 2 – Zoning Map). The surrounding B-3 zoning with commercial and employment centers will support the purpose and intent of R-4A zoning. It will not infringe on any specific uses in the surrounding area via incompatible land uses or development intensities.

5. **Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

Adequate levels of facilities and services exist at the petition site.

**Water, Sewage:** There is an AWWU water main in Denali St. and the property has a private service water line. There is a Gravity Main sewage line running east/west along 40<sup>th</sup> Ave, along the north property border, and through to Cuddy Family Midtown Park.

**Storm Pipe:** Both Denali Street and 40<sup>th</sup> Avenue have storm pipes in the right-of-way corridors.

**Roads:** Denali Street on the east parcel boundary is classified as a minor arterial in the Official Streets and Highways Plan and provides access to Tudor Road, a major arterial, and 36<sup>th</sup> Avenue, a minor arterial. 40<sup>th</sup> Avenue is classified as a collector and provides access to Old Seward Highway, a major arterial.

In 2018, the MOA, Project Management and Engineering Department (PM&E) produced a Draft Design Study Report (DSR). The Draft DSR covered Denali Street from Benson Blvd to Tudor Rd. The report suggests improvements to Denali St, located on the east property boundary, including:



- a roundabout intersection alternative was recommended at 40<sup>th</sup> and Denali, on the northeast corner of the site; and
- reducing the street from four lanes down to two with a two-way left turn lane with bike lane and improved pedestrian facilities by creating 10' multi-use pathways on both sides of the street.

Design recommendations were made under the assumption that the Anchorage 2040 Lands Use Plan would be implemented, meaning the petition site would be consistent with an Urban Residential-High and Residential Mixed-Use Development. The DSR is still in a draft form and the project is currently on hold awaiting additional funding. PM&E is aware of the proposed rezone and can keep that in mind for future road project design changes.

**6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

Allowed uses under R-4A will not result in significant adverse impacts upon the natural environment. All uses are subject to AMC 15.70 Noise Control, AMC 15.30 Clean Air Ordinance, and the development and design standard in AMC Title 21 that regulate natural resource protection, open space, connectivity and landscaping.

The site does have class-A wetlands as identified on the MOA Wetlands Map. In 2004, when the site was being developed for the Archive building, the MOA issued a Regional General Permit through a Memorandum of Understanding that the MOA had with the U.S. Army Corps of Engineers. Depending on a future development, the site could undergo a Jurisdictional Determination through the U.S. Army Corps to determine authorization and the permit process needed for any additional fill into the wetlands.

**7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The proposed rezone does not result in significant adverse impacts upon adjacent land uses. Permitted uses in R-4A supports the character of the surrounding corridor and strengthens the city center.

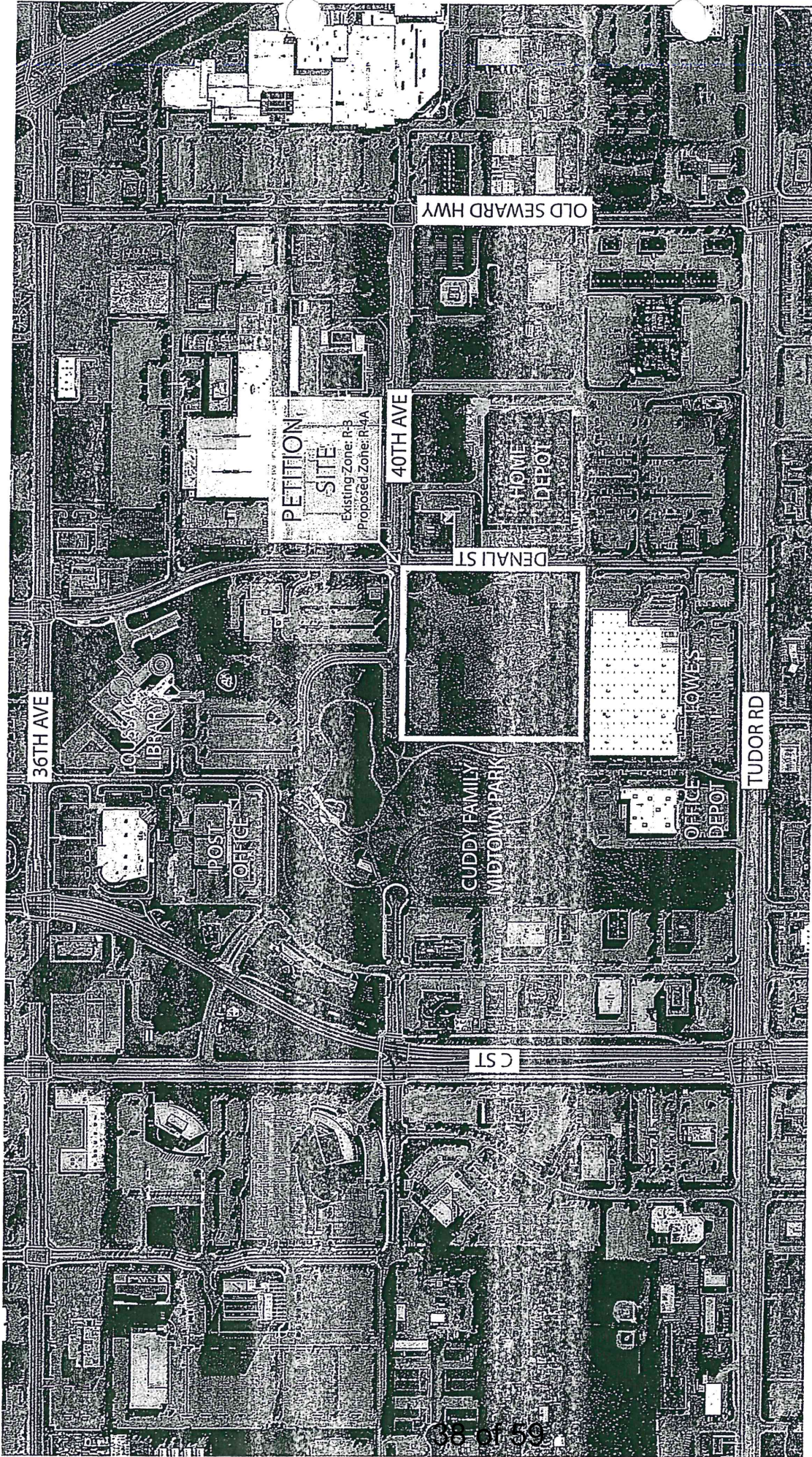
**8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

R-4A is a land use consistent with the Anchorage 2040 Land Use Plan. The parcel is identified as both Urban Residential-High and Residential Mixed-Use Development.

**9. The rezoning does not result in a split-zoned lot.**

The zoning map amendment of the petition site to R-4A does not result in a split-zoned lot.





NORTH

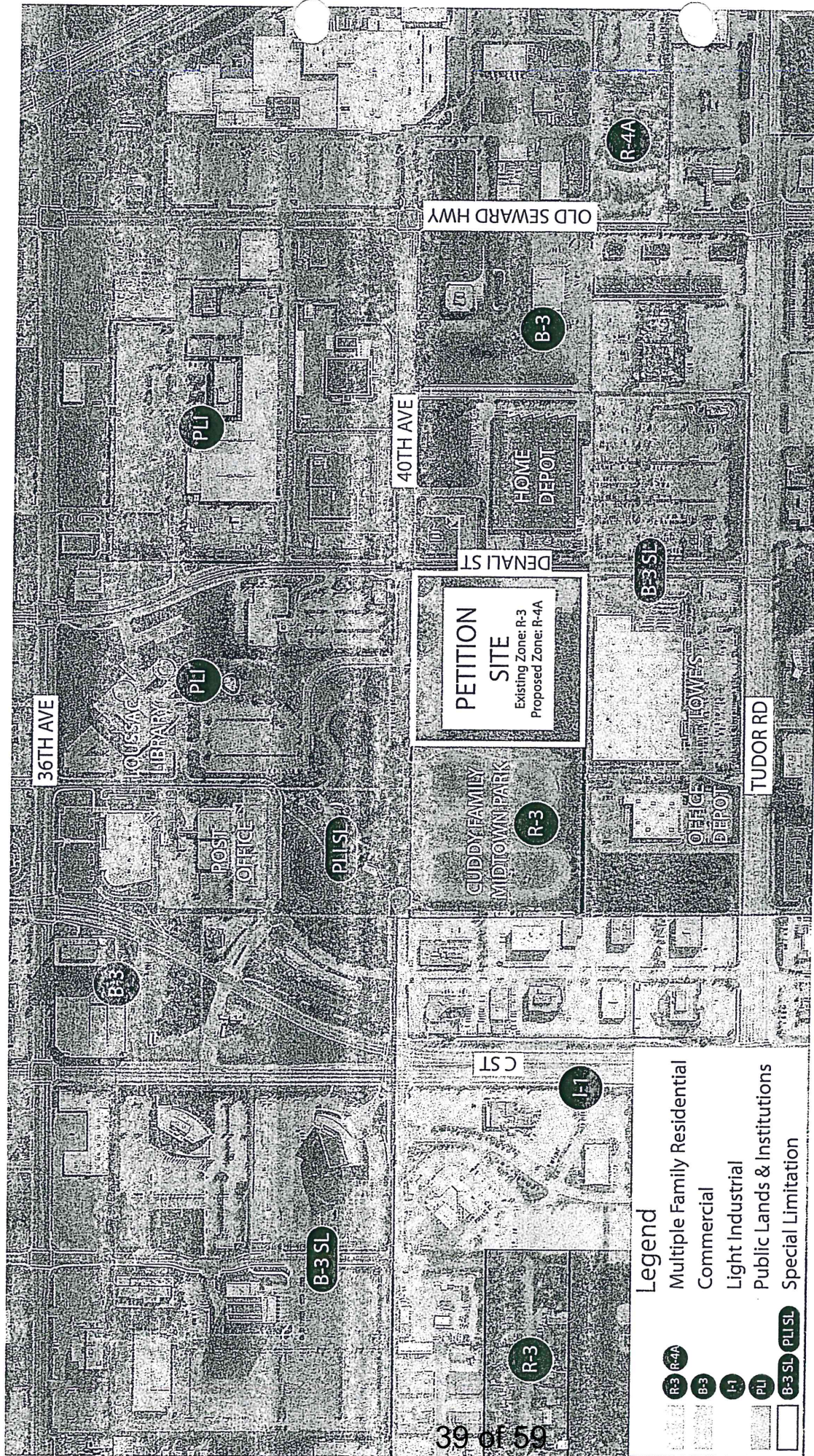
AERIAL MAP  
ZONING MAP AMENDMENT R-3 TO R-4A  
COOK TRACT B  
ANCHORAGE, ALASKA

MOA Real Estate Department

Date: October 2023

Figure 1





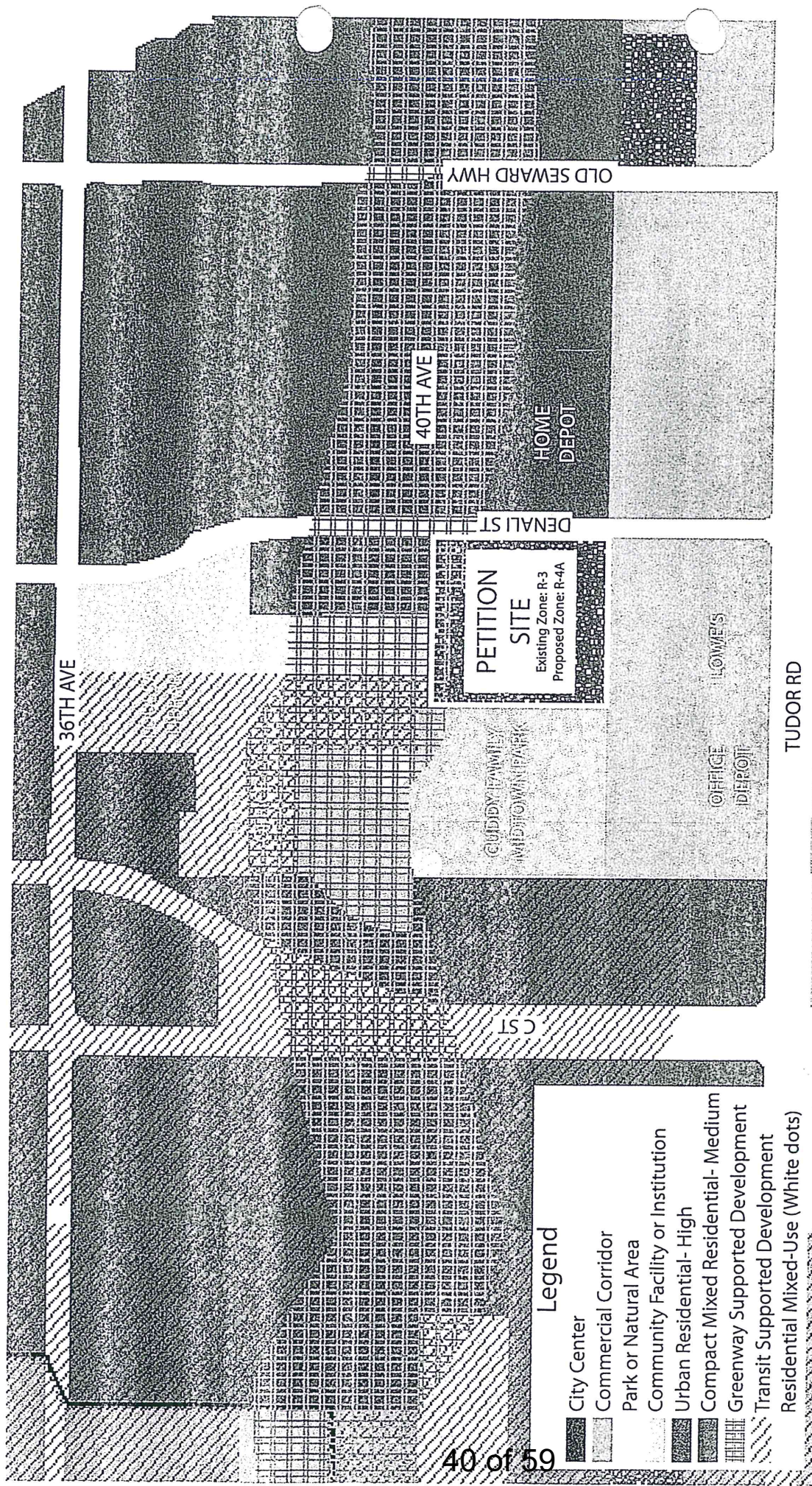
**ZONING MAP**  
**ZONING MAP AMENDMENT R-3 TO R-4A**  
**COOK TRACT B**  
**ANCHORAGE, ALASKA**

MOA Real Estate Department

Date: October 2023

Figure 2





NORTH

ANCHORAGE 2040 LAND USE  
ZONING MAP AMENDMENT R-3 TO R-4A  
COOK TRACT B  
ANCHORAGE, ALASKA

MOA Real Estate Department

Date: October 2023

Figure 3



## Midtown Community Council General Meeting

### Summary of the Zoning Map Amendment Presentation at the Midtown Community Council

Date: Wednesday, October 11<sup>th</sup>, 2023, 12:00 p.m.  
Location: 3000 "C" Street Building  
Project Team: Tiffany Briggs, MOA Real Estate Department Director  
Bri Keifer, PLA - Huddle AK  
Cass Frost, Landscape Designer - Huddle AK  
Attendance: See Attached Community Council Sign-in Sheet

---

### Summary

Tiffany Briggs (MOA), Bri Keifer (Huddle AK), and Cassidy Frost (Huddle AK) attended the Midtown Community Council meeting to provide information about the proposed zoning map amendment of a Municipality owned parcel at the southwest corner of 40<sup>th</sup> Avenue and Denali Street. The parcel is currently zoned R-3 Mixed Residential District. The proposal is to rezone the parcel to R-4A Multifamily Residential Mixed-Use. The following topics were covered during a 10-minute presentation:

- A brief overview of the petition site location (see attachment) with notable surrounding amenities and an outline of the ownership history.
  - Previously, the property was intended to be a National Archive site. A limited amount of site development was constructed in 2004 in anticipation of that use. However, the National Archive project was discontinued and the property was purchased by the Municipality in 2017. The parcel has since remained vacant.
- The definitions of the existing R-3 zone and the proposed R-4A zone.
- A map of the current surrounding zoning and a map of the Anchorage 2040 Land Use Plan were presented (see attachments).
  - The surrounding zoning was highlighted to emphasize how the R-4A rezone would fit into the surrounding commercial, light industrial, and public lands and institutions zoning.
  - The Anchorage 2040 Plan shows that the petition site is identified as "Urban Residential – High" and "Residential Mixed-Use", land uses linked to the R-4A zone. Transit-supported development and city center land uses surround the petition site, supporting the R-4A zoning.
- The proposed zoning map amendment will appear before the Planning and Zoning Commission Monday, January 29, 2024, for a public hearing prior to final approval by the Assembly.

### Comments and Questions by Community Members

- Comment: There are great examples of what a mixed-use residential zone could look like in the lower 48. The project team should consider reviewing this type of development elsewhere during design research.
- Question: What is the request for proposal (RFP) process for selling the property and what is the anticipated timeline?  
Project Team Response: The MOA is anticipating releasing an RFP for sale in January. The RFP would then be open for a few months. The RFP process will likely be underway congruently with

the rezone timeline and include language that ensures the bidders are aware of the rezone process.

- Question: Are liquor stores restricted in the R-4A zone?  
Project Team Response: Liquor stores are permitted under a conditional use permit, which requires a planning department review process with a public hearing.
- Question: What are the anticipated dwelling unit totals?  
Project Team Response: R-4A requires a minimum of 20 dwelling units per acre and the petition site is approximately 9-acres.
- Question: What are the height restrictions?  
Project Team Response: 60', with a possibility of 90' through an additional review process.
- Comment: The Municipality has plans to reduce Denali Street from a four-lane road to a two-lane road. The addition of over 180 units in the area, in combination with a road lane reduction, could create traffic impacts. Many people in the community are opposed to the lane reduction on Denali Street.  
Project Team Response: The proposed zoning is consistent with surrounding zoning and the 2040 land use plan. Zoning applies to parcels of land whereas the ROW is developed with different policies and designations. While R-4A does allow for more commercial and housing opportunities, the existing zoning would allow over 180 units by-right. Additional traffic would be generated even if the existing zone were to remain.  
Community Member Response: Reducing the size of Denali Street was previously opposed by the community council.  
Community Member Response: Reducing the lanes in Denali Street and adding bicycle and pedestrian infrastructure may not impact traffic since Denali is an underutilized street.
- Comment: Support was expressed for the rezone and creating a more pedestrian friendly environment. The Spenard Road improvements were mentioned as an example of what could happen if the right-of-way was improved.
- Question: Would a traffic impact study be performed?  
Project Team Response: In certain instances, Title 21 can trigger a traffic impact analysis. It will not necessarily be required in this case. We will know if a traffic impact analysis is required when the future development details of the site are known.

#### Attachments

- Presentation Maps (existing aerial, existing zoning, Anchorage 2040 Land Use Plan map)
- Community Meeting Mailer
  - Sent to 249 recipients in the area (based on a MOA Planning Dept. provided mailing list)
  - Sent on 9/18 and received on 9/19 (over 21 days prior to the meeting)
- Meeting Attendance Sign-in Sheet



ZONING MAP AMENDMENT  
COMMUNITY MEETING POST CARD (FRONT AND BACK)

HUDDLE  
605 W 2nd Ave.  
Anchorage, AK 99501

PRSRT STD  
U.S. Postage  
**PAID**  
Anchorage, AK  
Permit No. 69

**NOTICE OF PUBLIC PRESENTATION**  
**at Midtown Community Council Meeting**  
**Municipality of Anchorage Parcel at E 40th**  
**Ave. and Denali Street**  
Application for Rezone from R3 to R-4A

**WHEN:** Wednesday, October 11, 2023

**TIME:** 12:00 - 1:30 pm

**WHERE:** 3000 C Street

1st Floor Conference Room  
Anchorage, AK 99503

HUDDLE AK LLC  
605 W 2ND AVE  
ANCHORAGE AK 99501-2122



**NOTICE OF PUBLIC PRESENTATION at Midtown Community Council**

**Municipality of Anchorage Parcel**

**Application for Rezone 9 Acre Site - Parcel ID#00913120000**

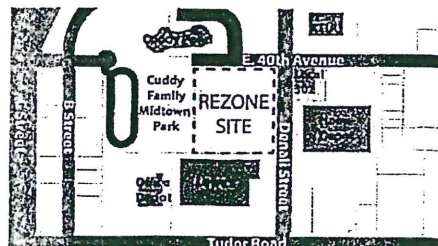
The Municipality of Anchorage Real Estate Department is seeking to rezone a parcel at the southwest corner of Denali Street and E 40th Avenue. The parcel is currently zoned as Mixed Residential District (R-3) and the Real Estate Department is seeking to rezone the site to Multifamily Residential Mixed-Use (R-4A). A project representative will speak at the Midtown Community Council about the rezone application.

**Public Presentation of Proposed Rezoning**

This is an opportunity for the public to learn more about the rezone request and ask questions.

**Midtown Community Council**  
**Wednesday, October 11, 2023, 12:00 pm**  
**3000 C Street**  
**Anchorage, AK 99503**

**Location Map**



For more information about this project, contact Bri Keifer at [Bri@HuddleAK.com](mailto:Bri@HuddleAK.com) or 907-885-9199.











Mid Town Community Council Sign in  
October 11, 2023 General Meeting

Mid To  
October

NOTE: You are a member of the MTCC if you are a resident, non-resident property owner, business owner, or non-profit representative.

Please print clearly

Mark one:

Printed Name	Signature	Resident	Non-Resident Property Owner	Business Owner	Non-profit Representative	Not a member	Address (Required)	Phone	Email	Do you want to be on our mailing list?
Alexander Schroeder								269-0265	alexander.schroeder@alices.org	
Brian Kaufman						X	1005 W 2nd Ave	85559199	br@huddledk.com	
Carol Frost						X	"	"	cndr@huddledk.com	
Melinda Grant					X				my art@packard	Yes
Kevin Hennigan			X				1000 Calais dr	529.6504	Kevin@zelenergroupr.com	
Kyle Hess			X				3376 Arctic Blvd #103	351-5647	matthew.mcc@huddledk.com	yes
Raymond Baker										
Randy Brown						X	MIDA BMD	343 8273	randy.brown@archwayat.org	

Please

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Mid Town Community Council Sign In  
October 11, 2023 General Meeting

NOTE: You are a member of the MTCC if you are a resident, non-resident property owner, business owner, or non-profit representative.

Please print clearly		Mark one:						Address (Required)	Phone	Email	Do you want to be on our mailing list?
Printed Name	Signature	Resident	Non-Resident Property Owner	Business Owner	Non-profit Representative	Not a member					
Kate Stodowicz	<i>[Signature]</i>			X			On file				
Megan Debonham	<i>[Signature]</i>			X			on file				
Daniel McLam Foss	<i>[Signature]</i>				X		MOA				
Tiffany Briggs	<i>[Signature]</i>						MOA				
Kerry Lynch	<i>[Signature]</i>	X					Andi Park Fieldin				
CD Foss	<i>[Signature]</i>			X							
Elaine Hart	<i>[Signature]</i>										
Lindsey Hart	<i>[Signature]</i>					X	2518 A St				



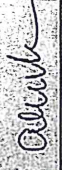






Mid Town Community Council Sign in  
October 11, 2023 General Meeting

NOTE: You are a member of the MTCC if you are a resident, non-resident property owner, business owner, or non-profit representative.

owner, or non-

Please print clearly

Mark one:

Printed Name	Signature	Resident	Non-Resident	Property Owner	Business Owner	Non-profit Representative	Not a member	Address (Required)	Phone	Email	Do you want to be on our mailing list?
Alyse Galvin							1	3117 Cottonwood	907 884-2299	alyse.galvin@gmail.com	y
Leanne Paul							1				
JASON BERGSON						X		813 Conlign Circle	907 357-3473	bergson.jason@gmail.com	y
Brian Berwick			X								
Joseph Chen		X									
Shon Dozack					X			2815 Dawson St Suite A	(907) 277-2847	qualityscreens@gmail.com	yes
Melissa Apone					X			2815 Dawson St Suite A			

Email	Do you want to be on our mailing list?
schroeder@alices.org	
wdd@leak.com	
420 of	
1000	
group	
unitedchurchof	
brown@	
zayat.0701	



Mld Town Community Council Sign In  
October 11, 2023 General Meeting

NOTE: You are a member of the MTCC if you are a resident, non-resident property owner, business owner, or non-profit representative.

Please print clearly

Mark one:

Printed Name	Signature	Resident	Non-Resident Property Owner	Business Owner	Non-Profit Representative	Not a member	Address (Required)	Phone	Email	Do you want to be on our mailing list?
Ricardo				X				773-945-2111	ricardo@mtcc.org	X
Greg McDunn			X							
Felix Rivera						X				
Nathan Johnson					X				Rivera Concha@gmail.com	
Brian McDonald			X							
Magdalena						X			jzule111@andersonpeak.org	



Midtown Community Council

October 11<sup>th</sup>, 2023

Resolution Number 2023-05

WHEREAS, the Municipality of Anchorage Real Estate Department is requesting a Zoning Map Amendment for one of their properties, the site located at Denali St. and 40<sup>th</sup> Ave, Cook Tract B, Parcel ID # 00913120000;

WHEREAS, the Zoning Map Amendment proposes a rezone from a R-3 (Mixed Residential District) to R-4A (Multifamily Residential Mixed-Use District), bringing the parcel in accordance with Anchorage 2040 Land Use Plan;

WHEREAS, the Anchorage 2040 Land Use Plan identifies the petition site as Urban Residential-High and Residential Mixed-Use with R-4A as an appropriate zone.

WHEREAS, the Zoning Map Amendment will help the Midtown community meet the capacity of housing needs. Additionally, allowing commercial development will support the adjacent city center, as identified in the Anchorage 2040 Land Use Plan, by providing amenities for the surrounding public facilities and future residential development;

THEREFORE, BE IT RESOLVED, the Midtown Community Council supports the proposed Zoning Map Amendment of Cook Tract B by the petitioner, Municipality of Anchorage Real Estate Department.

Y \_\_\_All in favor – 13 participants\_\_\_\_\_ N\_\_\_\_\_no one against\_\_\_\_\_

Kristine Stoehner

Kris Stoehner, President of the Midtown Community Council



# **REVIEWING AGENCY AND PUBLIC COMMENTS**

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**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



---

**DATE:** January 2, 2024  
**To:** Dave Whitfield  
**FROM:** Kyle Cunningham  
**SUBJECT:** Cases 2024-0010, 2024-0012 & 2024-0013: Comments from Watershed Management Services.

RECEIVED

JAN 02 2024

Watershed Management Services (WMS) has the following comments for the January 29, 2024 Planning and Zoning Commission hearing:

- 2024-0010 – Request for Context Sensitive Solutions (CSS) Transportation Project Review of the Design Study Report for AMATS: 4th Avenue Signals and Lighting Upgrades-Cordova Street to Ingra Street (Project No. CFHWY00555);
  - WMS has no comments on or objections to this request.
- 2024-0012 – Review and Recommendation by the Planning and Zoning Commission of an Ordinance of the Anchorage Assembly amending AMC Section 21.13.060 to remove the requirement to pay a percentage of a development project's costs for nonconforming characteristics of use into a Municipal Public Improvement Fund under certain circumstances.
  - WMS has no comments on or objections to this request.
- 2024-0013 – Tract B, Cook Subdivision (Plat 82-57);
  - Advisory Comment: The storm drain within the 40<sup>th</sup> Ave. ROW contains Fish Creek and the storm drain within the Denali St. ROW discharges to it. Any future development of this site should consider Green Infrastructure to treat stormwater runoff prior to it entering either storm drain.
  - WMS has no objections to this request.



RECEIVED

JAN 02 2024

# MEMORANDUM

DATE: January 02, 2024  
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division  
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU  
RE: Zoning Case Comments  
Decision date: January 29, 2024  
Agency Comments due: January 02, 2024

AWWU has reviewed the materials and has the following comments:

**2024-0013 TRACT B, COOK SUBDIVISION (PLAT 82-57) – Request to Rezone a parcel of land from R-3 (Mixed Residential) District to R-4A (Multifamily Residential Mixed-Use) District, Grid SW1731.**

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no comments or objections to this Request to Rezone.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to [seth.wise@awwu.biz](mailto:seth.wise@awwu.biz).



**Kimmel, Corliss A.**

---

**From:** Walters, Michael S.  
**Sent:** Monday, December 18, 2023 3:52 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2024-0013 Request for Reviewing Agency Comments

RECEIVED

All:

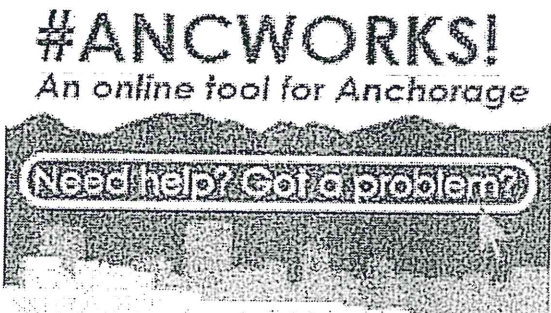
DEC 18 2023

ROW has the following comments for case number 2024-0013:

ROW supports the proposed action.

Regards,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910







THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

December 15, 2023

David Whitfield, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

RECEIVED

DEC 15 2023

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- 2023-0141 – Providence Alaska Medical Center (3123 Health Dr) Site Plan Revision
- 2024-0010 – AMATS: 4<sup>th</sup> Ave Signal and Lighting Upgrades CSS review
- 2024-0013 – Cook Tract B (National Archives lot) Zoning change

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

*"Keep Alaska Moving through service and infrastructure."*

**Kimmel, Corliss A.**

**From:** Wilson, Karleen K.  
**Sent:** Monday, December 11, 2023 1:33 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2024-0013 Reviewing Agency Comments  
**Attachments:** 2024-0013 Routing Coversheet.pdf

RECEIVED

DEC 11 2023

No comments.

Regards,

Karleen Wilson  
Addressing Official  
907.343.8168 (desk)  
907.343.8466 (shared Addressing)  
Official Address Map

**From:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Sent:** Thursday, December 7, 2023 2:31 PM  
**Cc:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Subject:** 2024-0013 Request for Reviewing Agency Comments

Greetings all. Attached please find our routing Coversheet for the above referenced Case No. 2024-0013 (Rezone), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 01/29/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0013 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17926>.



Planning Department  
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart  
Senior Planning Technician •  
Planning Department  
Current Planning Division - Zoning & Platting  
Email: [gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)  
Phone: (907) 343-7934  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)





**Municipality of Anchorage**  
Eagle River Chugiak Parks and Recreation



**MEMORANDUM**

RECEIVED

**DATE:** January 8, 2023  
**TO:** Elizabeth Appleby, Senior Planner  
**FROM:** Jeffrey Urbanus, Landscape Architect  
**SUBJECT:** Review Comments: 2024-0013

JAN 08 2024

Eagle River Chugiak Parks and Recreation has no comment on this case.

Thank you for the opportunity to provide comments.

# MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

*Mayor Dave Bronson*

**RECEIVED**

## MEMORANDUM

JAN 02 2024

### Comments to Planning and Zoning Commission Applications/Petitions

**DATE:** January 2, 2024  
**TO:** Shawn Odell, Senior Planner  
**FROM:** Judy Anunciacion, Private Development Engineer  
**SUBJECT:** PZC Case 2024-0013

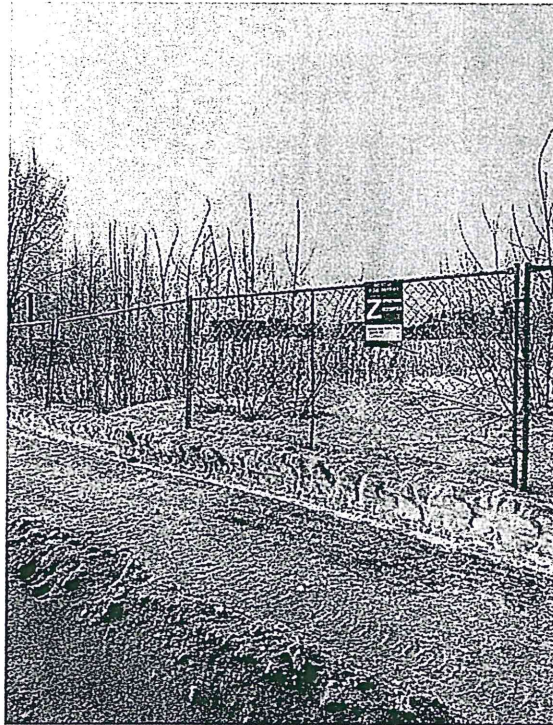
**Case 2024-0013** – Request to Rezone a parcel of land from R-3 (Mixed Residential) District to R-4A (Multifamily Residential Mixed-Use) District.

**Department Recommendations:** Private Development has no objection to the request to rezone a parcel of land from R-3 (Mixed Residential) District to R-4A (Multifamily Residential Mixed-Use) District.



# POSTING AFFIDAVIT

POSTING OF NOTICE ON DENALI STREET 12/7/23:



POSTING OF NOTICE ON 40<sup>TH</sup> AVENUE 12/7/23:







# AFFIDAVIT OF POSTING

CASE NUMBER: 2024-0613

I, Brianne Keifer hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezoning. The notice was posted on 12/7/23 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 7th day of December, 20 23.

Signature

Brianne Keifer

## LEGAL DESCRIPTION

Tract or Lot: \_\_\_\_\_

Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_