

# ZONING MAP AMENDMENT

## PROPOSED REZONE

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- ✦ R3 Mixed Residential to R-4A Multifamily Residential Mixed-Use

## GOAL

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- ✦ Encourage the development of housing in the heart of Midtown while creating opportunities for compatible commercial uses.

## 2040 LAND USE PLAN DESIGNATION

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- ✦ R-4A is recommended for the site based on its 2040 land use designations: “Urban Residential High” and “Residential Mixed Use”
- ✦ Adjacent to “City Center” and “Transit-Supportive Development”

## SURROUNDING USES & ZONING

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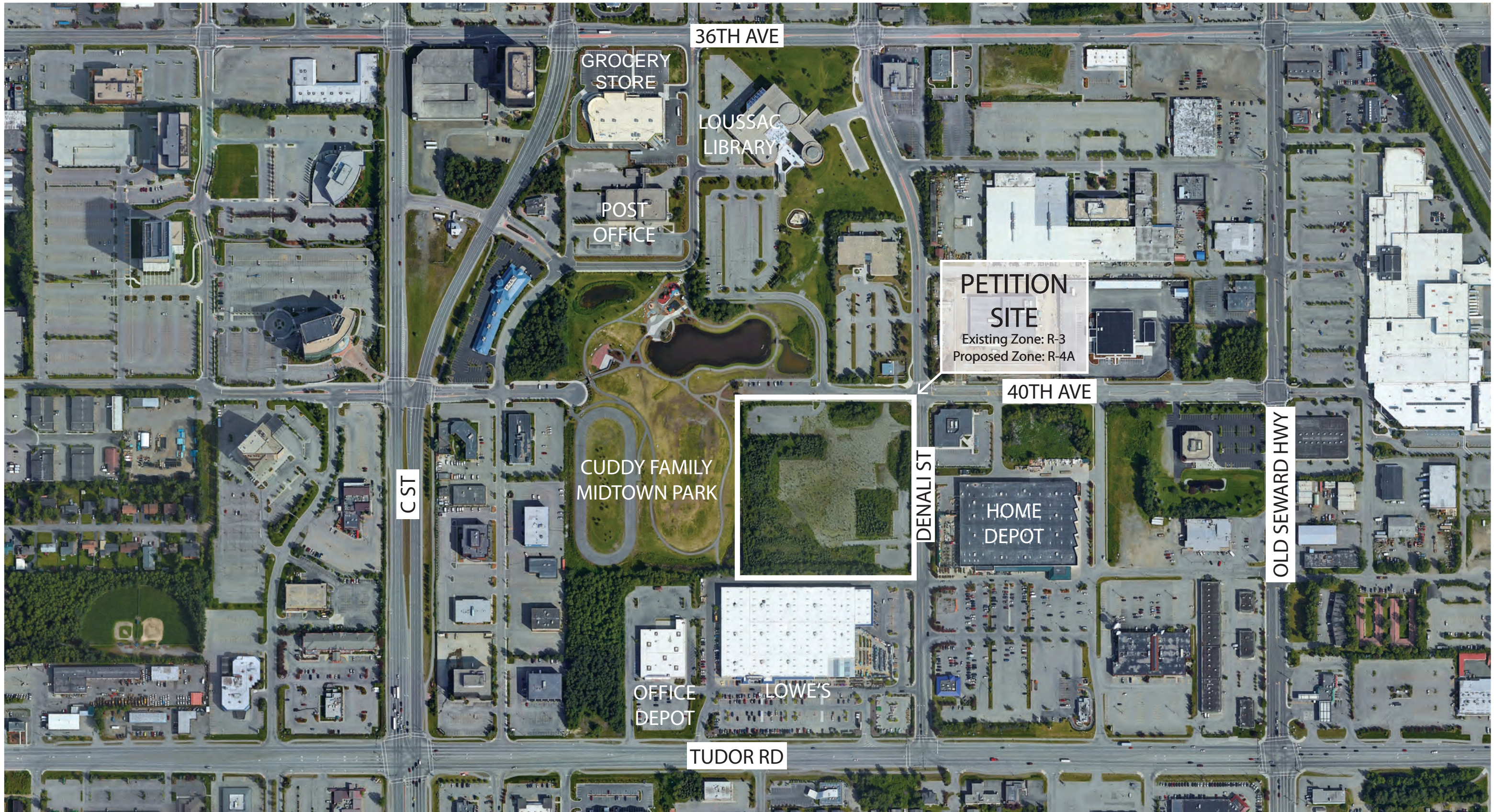
- ✦ Surrounding zoning PLI and B3
- ✦ Adjacent to Cuddy Family Midtown Park and the Loussac Library; walking distance to a grocery store and hardware stores.

## PROCESS

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- ✦ Midtown Community Council - October 2023 (with resolution of support)
- ✦ Planning and Zoning Commission - January 2024 (with resolution recommending approval)





36TH AVE

GROCERY STORE

LOUSSAC LIBRARY

POST OFFICE

PETITION SITE

Existing Zone: R-3  
Proposed Zone: R-4A

40TH AVE

CST

CUDDY FAMILY MIDTOWN PARK

DENALIST

HOME DEPOT

OLD SEWARD HWY

OFFICE DEPOT

LOWE'S

TUDOR RD

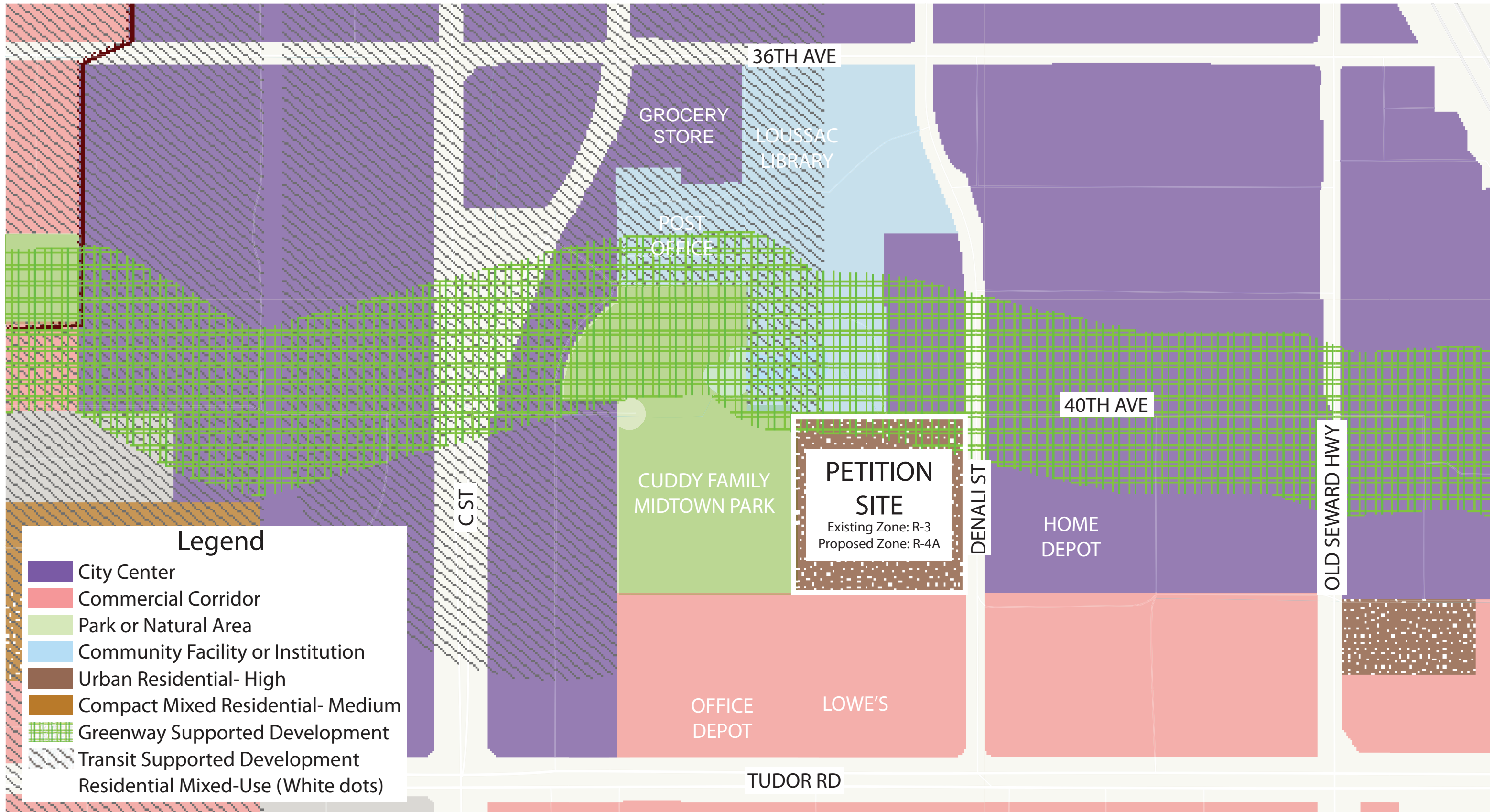


NORTH

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

MOA Real Estate Department



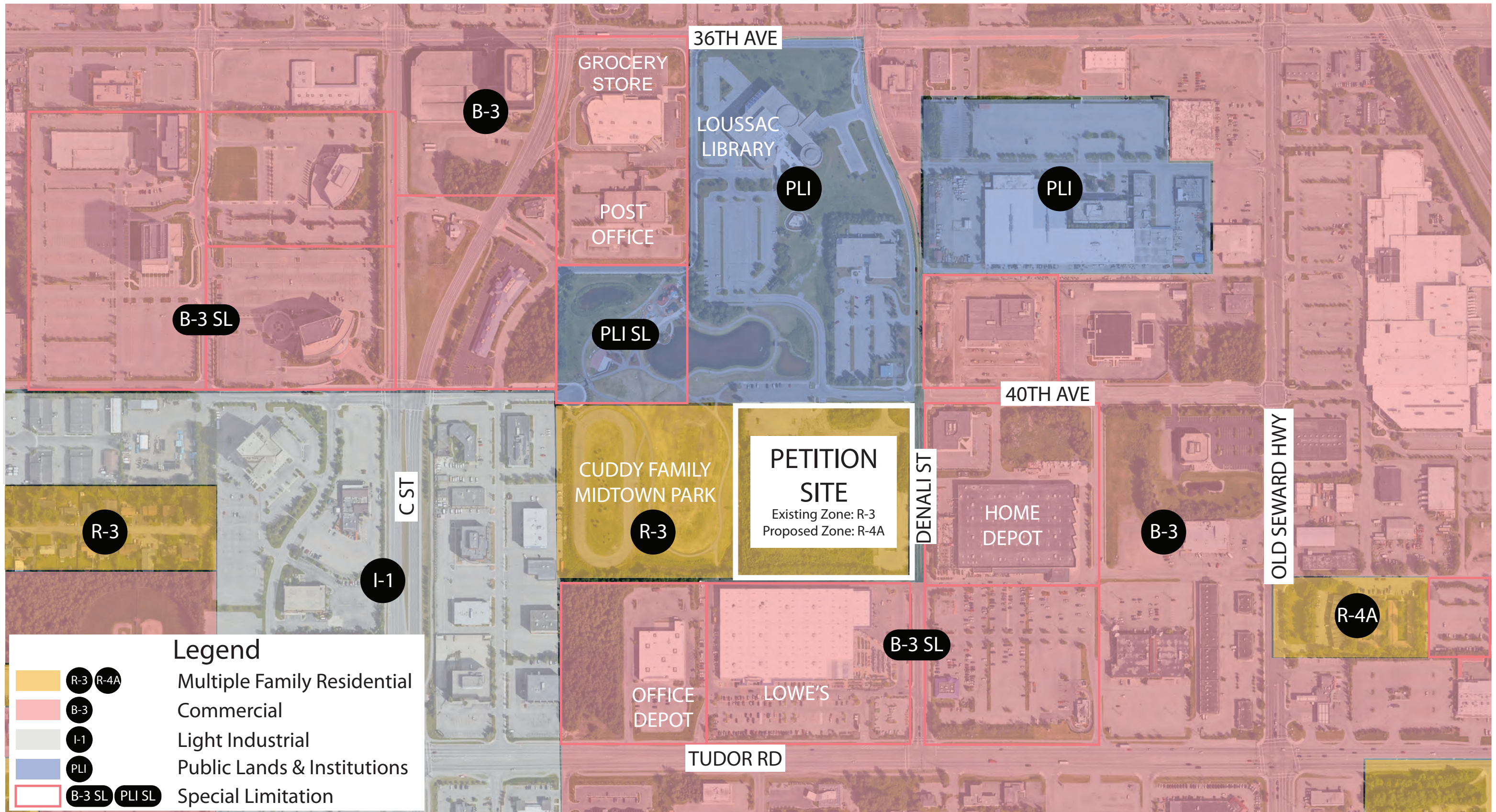


NORTH

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

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NORTH

**ZONING MAP**  
**ZONING MAP AMENDMENT R-3 TO R-4A**  
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