

Spenard Community Council Resolution

2021-06

In Support of the Bear Tooth Parking Area Rezone

Whereas, the Spenard Community Council (“SCC”) is an organization representing the interests of the residents of the Spenard area of Anchorage; and

Whereas, the *Anchorage 2040 Land Use Plan* and the *Spenard Corridor Plan* identifies the subject property within a Town Center, which would support zoning for business (B-3 or B-1B) or mixed-use development (R-3 or R-3A); and

Whereas, the *Spenard Corridor Plan* identifies the subject property along an “existing secondary active network” where safe pedestrian and bicyclist transportation access must be supported; and

Whereas, the *AMATS Non-Motorized Plan* identifies 27th Avenue along a high priority enhanced shared roadway for bicycle transportation; and

Whereas, the current traffic and parking for patrons of the subject property along 27th Avenue causes problems within the surrounding community; and

Whereas, Bear Tooth Theatrepub is located on Lot 1A, Lot 3A, Lot 6, Block 3, Bittner Subdivision and Lot 3A, Block 3, Hansen Subdivision. The Bear Tooth building is located on Lot 3A, Block 3, Hansen Subdivision, which is zoned B-3. The parking area to the west of the building is located on the remainder of the lots, which are all zoned R-4; and

Whereas, Morland Properties is pursuing a rezone of the R-4 parcels to B-3 and so the parcels can be platted into a single parcel, which would support current and future development, potentially for outdoor dining on the west side of the building;

Now, therefore, be it resolved the SCC supports the rezone of the Bear Tooth Parking Lot (Lot 6, Lot 3A, and Lot 1A, Block 3, Bittner Subdivision) from R-4 to B-3, and

Therefore be it further resolved, that the SCC requires approval by the council for future business development that would remove existing parking spaces to ensure adequate parking is provided to meet Title 21, and to keep pedestrians, bicyclists, and motorists safe on 27th Avenue and the surrounding neighborhood.

Resolved, this ____ day of _____ 2021.

Spenard Community Council President

Date

Vote: 9 in favor, and 12 opposed.

Exhibit A

Subject Property Community Meeting Postcard

COMMUNITY MEETING

Bear Tooth Parking Area Rezone

(Lot 6, Lot 3A, and Lot 1A, Block 3, Bittner Subdivision / 1340, 1316, and 1230 West 27th Ave)

When:

Spenard Community
Council Meeting

Wednesday Dec. 1
7:00 - 9:00 pm

Teleconference & Zoom Meeting

Meeting ID: 934 3947 0520

Passcode: Community

Or call-in by phone: +1 312 626 6799 US

Meeting ID: 934 3947 0520

Passcode: 365951581

For more information:

Spenard Community Council Website
<http://communitycouncils.org/servlet/content/34.html>

There will be an opportunity to provide your comments at the meeting. You can also submit your feedback or questions by contacting:

LaQuita Chmielowski, PE, LEED AP

📞 907.562.2000

✉ lchmielowski@dowl.com

DOWL

Attn: LaQuita Chmielowski
4041 B Street
Anchorage, AK 99503

COMMUNITY MEETING

Please join us at the December 1 Spenard Community Council meeting to learn about the rezoning of Lot 6, Lot 3A, and Lot 1A, Block 3, Bittner Subdivision – also known as the parking area for the Bear Tooth Theatre.

The purpose of this meeting is to discuss the rezoning request of Lot 6, Lot 3A, Lot 1A, Block 3, Bittner Subdivision (1340, 1316, and 1230 West 27th Avenue in Anchorage). These lots make up the existing parking area for the Bear Tooth Theatre and restaurant building, located to the east on Lot 3A, Block 3, Hansen Subdivision.

Currently, the four lots function like one lot. However, the lot containing the building is zoned B-3 (General Business), while the other three are zoned R-4 (Multifamily Residential). The Owner is pursuing rezoning the R-4 parcels to B-3 to further support the current and future development of the Bear Tooth Theatre.

The properties to the east and south of the lots and north of the Bear Tooth building are zoned B-3. The rezoning is also consistent with the Anchorage 2040 Land Use Plan that identifies the entire area as a Town Center, which would support a rezoning to B-3.

The rezoning would allow the four parcels to be platted into a single parcel that is consistent with the current use of the properties and would allow for the construction of an outdoor dining area on the west side of the building. The platting action will not move forward until after the rezoning process is complete.

