



E 46th Platting and Rezone  
Summary of Community Meeting  
April 12, 2023

MOA Planning Division Director  
4700 Elmore Road  
Anchorage, AK 99507

466 notices were mailed on 03/13, 0 returned, see attached for content of notices.

Date: 04/12/2023 @ 12 PM

Participants: 28

Location: 3000 C St, Conference Room

Subject: E 46th Platting and Rezone Project

This community meeting was held by the Midtown Community Council on April 12, 2023. The presentation lasted about 8 minutes and covered the details of the proposed platting actions and rezone action, as well as the timeline and process of the project. The following is a brief summary of the questions and comments made by the community.

Q: Can you tell us what businesses are located near the location?

A: A&A Subaru and U-haul are near this project off of E 46th Ave.

Q: What is the current zoning and proposed zoning for Tract A?

A: The current zoning is R-3 (residential) and the proposed zoning is B-3 which will give the owner more options for the property. The south property is I-1 and is not changing.

Q: What has been done on Tract A historically and what are you planning to use it for?

A: Proposed Tract A has historically been Harolds-Rent-A-Truck, mostly a storage/parking lot. If we are able to rezone the property to B-3, we are possibly looking at more of a mixed use application. The lot to the south would likely be storage and parking.



The following is a list of names of the attendees from the Midtown sign-in sheets:

Katrena Leuthold  
Norm Leuthold  
Melinda Gant  
Brent Fisher  
Megan Debenhaum  
Sue Link  
Greg McDonald  
Kirk Hastain  
Travis Busse  
Allison Biastock

Craig Bennett  
Kate Sauve  
Trista Espe  
Michelle Hodel  
Joseph Cron  
Lindsay Hyduk  
Michael Demoling  
Jim Hegedus  
Rina Suejue  
Mark Friscakaren

Brian Swartzentber  
Kalla Peacock  
Kirsten Peacock  
Jeremy Borchatt  
Steve Williams  
Kris Stoener  
Margo Bellamy  
Unkown

## Community Meeting Notification:

Midtown Community Meeting  
Date & Location:

**APRIL 12 @ 12:00 PM**

Conference Room  
3000 C St.  
Anchorage, AK 99503

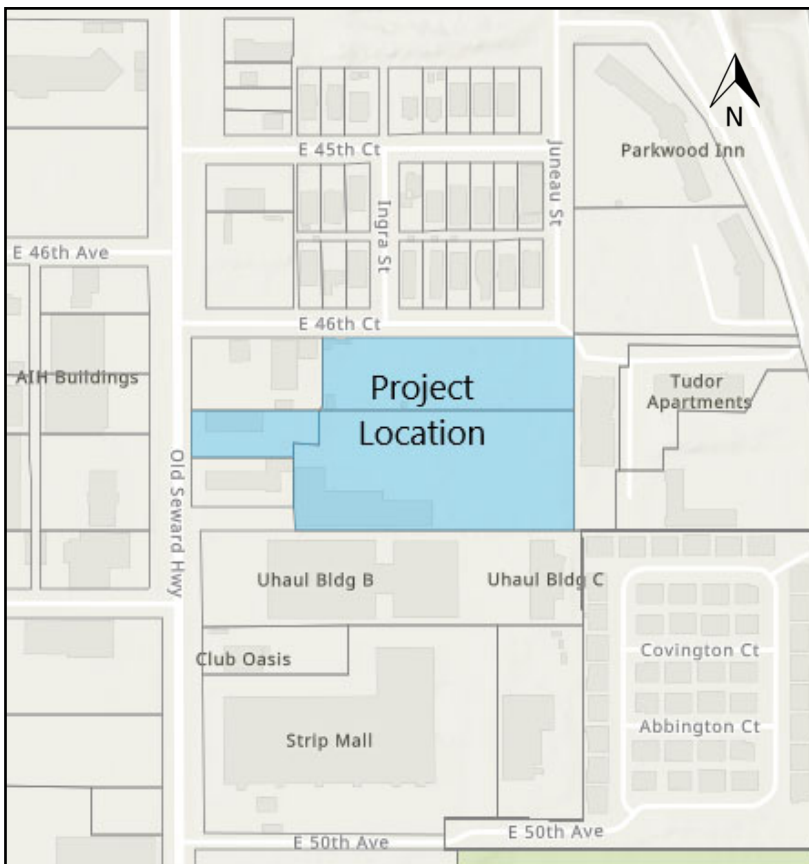
Please check the community council page at  
[communitycouncils.org](http://communitycouncils.org) for any meeting  
changes.

S4 Group, LLC will be presenting platting actions and a zoning action to the Midtown community council at their regularly scheduled April meeting.

Representatives of the proposed project will provide an overview of the platting action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: [craigb@s4ak.com](mailto:craigb@s4ak.com) or (907) 306-8104.

The project site is located east of Old Seward Hwy and South of E 46th Ct, known legally as McKinley Landscaping Subdivision, Fragment Lots 1 and 2, and the NW 1/, NW1/4 Ptn. T13N R3W Sec. 32 S.M..

For more information go to: [s4ak.com/notice](http://s4ak.com/notice)



«Name»

«Address»

«City», «State» «Zip»