

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2022-026**

A RESOLUTION APPROVING A CONDITIONAL USE FOR THE MUNICIPAL NAVIGATION CENTER (HOMELESS AND TRANSIENT SHELTER) IN THE PLI (PUBLIC LANDS & INSTITUTIONS) DISTRICT; WITHIN TRACT 2, TUDOR MUNICIPAL CAMPUS SUBDIVISION; GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF ELMORE ROAD AND TUDOR ROAD, IN ANCHORAGE.

(Case 2022-0082; Tax I.D. No. 008-091-16)

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WHEREAS, a request has been received from the Municipality of Anchorage, Office of Community Development (petitioner) and DOWL (representative) for a conditional use to allow for the development of the Municipal Navigation Center (Homeless and Transient Shelter) in the PLI (Public Lands & Institutions) District; within Tract 2, Tudor Municipal Campus Subdivision, in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on August 8, 2022.

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


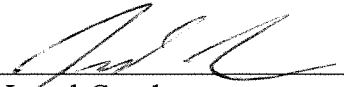
A. The Commission makes the following findings of fact:

1. The proposal is consistent with the parcel's classification within the *Anchorage 2040 Land Use Plan*, Land Use Plan Map, also goal 2 and policy 5.6, as well as policies 49, 50, and 61 of *Anchorage 2020*.
2. The request meets the approval criteria for a conditional use (AMC 21.03.080D.) as well as the dimensional, use-specific standards, and design requirements of AMC Title 21 through conditions.
3. This facility will be appropriately located within a PLI (Public Lands & Institutions) district. The PLI district is intended to provide a sufficient land base for the establishment of public and quasi-public facilities.
4. It is critical that this facility maintain a safe, secure, healthy, and welcoming environment for its clients to achieve operational success. Regular monitoring of the facility's operations should be necessary to evaluate whether this facility is meeting its intended purpose and any impacts it may have on the community both in the immediate vicinity and area wide.
5. Public testimony was received from a representative of the University Area Community Council, and one individual.

- B. The Commission approves a conditional use (vote: 6-Yes, 0-No) to allow for the development of the Municipal Navigation Center (Homeless and Transient Shelter) in the PLI district, subject to the following conditions:
1. A notice of zoning action, including a copy of the approved resolution and site plan shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
  2. All construction shall substantially conform to the following submitted application, narrative, and plans on file with the Planning Department, or as amended through AMC 21.03.080E.
  3. This facility shall be open for inspection and examination by the Municipality during normal operating hours.
  4. Provide to Planning, snow storage calculations or enter into snow management agreement per AMC 21.07.040F. *Snow Storage and Disposal*.
  5. Revise the landscape plan accordingly to demonstrate compliance with both site perimeter and parking lot interior landscaping requirements of AMC 21.07.080E.1 and AMC 21.07.080E.2.c.i., or establish nonconforming rights for the lack of required landscaping.
  6. Revise the site plan to achieve compliance with AMC 21.07.060E.4.d.iii. by delineating the pedestrian walkway where it crosses internal streets through a change in paving materials, edge, or striping.
  7. Resolve with Planning, the required type and number of off-street loading berths to be provided as determined by the Director in accordance with AMC 21.07.090G.3. *Uses Not Specifically Mentioned*.
  8. Submit to Planning, a current permit approved by the US Army Corps of Engineers to allow for development within mapped Class B wetlands on site, or revise the site plan to leave the wetlands undisturbed.
  9. Resolve with Traffic, the parking lot layout and design to verify compliance with but not limited to, off-street parking calculations, lighting, and pedestrian connectivity.
  10. Submit for review by the Planning and Zoning Commission through a public hearing, an annual report of the facility's operations to include number of clients served, log of police calls, and clients placed into permanent housing. This report shall be submitted to the Planning Department no later than October 1st of each year. If this report is deemed out of compliance with the original conditions of approval, the Commission may amend or revoke the conditional use permit approval.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 8<sup>th</sup> day of August 2022.

ADOPTED by the Anchorage Planning and Zoning Commission this 12<sup>th</sup> day of September 2022. 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 Anchorage Municipal Code section 21.03.050A.

  
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Craig H. Lyon  
Secretary  
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Jared Gardner  
Chair

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