

**NOTE**

Send original recorded document to:

Municipality of Anchorage

Current Planning Division

Planning Department

PO Box 196650

Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that a conditional use for the Municipal Navigation Center (Homeless and Transient Shelter) has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the conditional use approval as set forth in the Municipal zoning file 2022-0082. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved conditional use or any subsequent amendments hereto.

- LEGAL: Tract 2, Tudor Municipal Campus (Plat 2009-16), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Elmore Road, south of East Tudor Road, west of Tudor Centre Drive and north of Doctor Martin Luther King Junior Avenue at 4501 Elmore Road, Anchorage, Alaska
- PETITIONER: Municipality of Anchorage - Office of Economic & Community Development
- REQUEST: Conditional Use for a proposed homeless and transient shelter (Municipal Navigation Center)
- ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2022-026



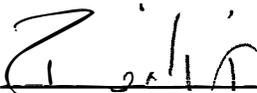
 Director
 Municipality of Anchorage
 Planning Department

STATE OF ALASKA)
)
 THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 13 day of September, 2023 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 13 day of September, 2023 in this certificate first above written.





 Notary Public for Alaska
 My Commission expires: 1-22-27



**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)

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.



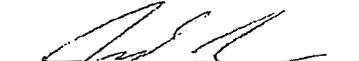
- B. The Commission approves a conditional use (vote: 6-Yes, 0-No) to allow for the development of the Municipal Navigation Center (Homeless and Transient Shelter) in the PLI district, subject to the following conditions:
1. A notice of zoning action, including a copy of the approved resolution and site 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 8th day of August 2022.

ADOPTED by the Anchorage Planning and Zoning Commission this 12th 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.



Craig H. Lyon
Secretary



Jared Gardner
Chair

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

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