

# Application for Conditional Use

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Sonoma Glen Development		Name (last name first) Boutet Company	
Mailing Address 3820 Lake Otis Pkwy		Mailing Address 601 East 57th Place	
Anchorage AK 99508		Anchorage, AK., 99518	
Contact Phone – Day 907-562-1170	Evening	Contact Phone – Day 907-522-6776	Evening
E-mail		E-mail thoffman@tbcaak.com	

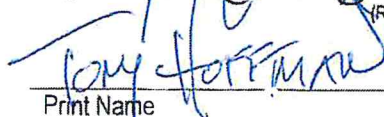
\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 011-291-58-000		
Site Street Address:		
Current legal description: (use additional sheet if necessary) Tract 1F, Sonoma Glen at WestPark, Plat 2019-96		
Zoning: R1A	Acreage: 27.75	Grid #: SW2323

CONDITIONAL USE APPROVAL REQUESTED	
Use: Revisions to original Conditional Use	
<input type="radio"/> New conditional use	<input checked="" type="radio"/> Amendment to approved conditional use    Original Case #: 2011-013

I hereby certify that (I am, I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

Signature:   Owner  Representative (Representatives must provide written proof of authorization)      Date: 

Print Name: 

Accepted by:	Poster & Affidavit	Fee:	Case Number: 2022-0097	Meeting Date: PZC: 09/12/2022
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**COMPREHENSIVE PLAN INFORMATION**

Improvement Area (per AMC 21.08.050B.):  Class A  Class B

**Anchorage 2040 Land Use Designation:**  
 Neighborhood (Residential)  Center  Corridor  
 Open Space  Facilities and Institutions  Industrial Area

**Anchorage 2040 Growth Supporting Features:**  
 Transit-supportive Development  Greenway-supported Development  
 Traditional Neighborhood  Residential Mixed-use

**Eagle River-Chugiak-Peters Creek Land Use Classification:**  
 Commercial  Industrial  Parks/opens space  
 Public Land Institutions  Marginal land  Alpine/Slope Affected  
 Special Study  Residential at \_\_\_\_\_ dwelling units per acre

**Girdwood- Turnagain Arm**  
 Commercial  Industrial  Parks/opens space  
 Public Land Institutions  Marginal land  Alpine/Slope Affected  
 Special Study  Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:  None  "C"  "B"  "A"  
 Avalanche Zone:  None  Blue Zone  Red Zone  
 Floodplain:  None  100 year  500 year  
 Seismic Zone (Harding/Lawson):  "1"  "2"  "3"  "4"  "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:  
 Preliminary Plat  Final Plat - Case Number(s):  
 Conditional Use - Case Number(s):  
 Zoning variance - Case Number(s):  
 Land Use Enforcement Action for  
 Building or Land Use Permit for  
 Wetland permit:  Army Corps of Engineers  Municipality of Anchorage

**SUBMITTAL REQUIREMENTS**

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)

1 copy required:  Signed application (original)  Ownership and beneficial interest form  
 Watershed sign off form  Underlying plat  
 Special limitations from the underlying zoning, if applicable

16 copies required:  Signed application (copies)

Map of area surrounding petition site within 500 feet, including zoning and existing uses

Map of existing conditions, to scale, including:

<input type="checkbox"/> land uses	<input type="checkbox"/> structures	<input type="checkbox"/> utilities	<input type="checkbox"/> vegetation	<input type="checkbox"/> soils
<input type="checkbox"/> natural features	<input type="checkbox"/> drainage	<input type="checkbox"/> topography	<input type="checkbox"/> site access	<input type="checkbox"/> pedestrian facilities
<input type="checkbox"/> vehicle circulation and driveways	<input type="checkbox"/> easements and/or reservations			

Project narrative explaining:

<input type="checkbox"/> the project	<input type="checkbox"/> planning objectives	<input type="checkbox"/> facility operations
<input type="checkbox"/> an analysis of how the proposal meets the standards on page 3 of this application		<input type="checkbox"/> final ownership
<input type="checkbox"/> construction and operation schedule		
<input type="checkbox"/> gross and net density (PUDs only)		

Site plan(s) to scale depicting, with dimensions:

<input type="checkbox"/> building footprints	<input type="checkbox"/> parking areas	<input type="checkbox"/> vehicle circulation and driveways	
<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading	<input type="checkbox"/> landscaping
<input type="checkbox"/> loading facilities	<input type="checkbox"/> fences	<input type="checkbox"/> drainage	<input type="checkbox"/> required open space
<input type="checkbox"/> snow storage area or alternative strategy	<input type="checkbox"/> trash receptacle location and screening detail		
<input type="checkbox"/> easements	<input type="checkbox"/> significant natural features	<input type="checkbox"/> freestanding sign location(s)	

Building plans to scale depicting, with dimensions:

<input type="checkbox"/> floor plans	<input type="checkbox"/> building elevations	<input type="checkbox"/> exterior colors and textures
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Summary of community meeting(s)

(Additional information may be required.)

**GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)**

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

**SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)**

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

# Sonoma Glen at WestPark PUD Revisions

## Planned Unit Development Revision to Original Approval

### Narrative

#### Introduction:

With this Conditional Use application, Sonoma Development is requesting that the Municipality of Anchorage Planning and Zoning Commission approve the attached proposed revisions to the approved Conditional Use Application (CUA) for a Residential Planned Unit Subdivision. The application was originally heard under the old Title 21 as case 2011-013 (P&Z resolution 2011-014) and was approved April 11, 2011 at Planning and Zoning. We are seeking revisions to the approved CUA, and are not seeking a new conditional use approval. AMC 21.03.080E.1 (Amendments to Approved Conditional Uses, Original Procedure Applies for Most Amendments) states that *Amendment of a conditional use approval shall follow the same process required for the original approval of a conditional use, unless the amendment is determined to be a minor amendment...* As this amendment is deemed major, written responses to all the approval criteria are provided on the attached application.

#### Community Outreach:

The development team met with the Sand Lake Community Council on April 11<sup>th</sup> to discuss the project. A copy of the mailer and follow up correspondence is included with the application.

#### Our revisions are as follows:

#### **1. Request approval to create 70 fee simple (platted) lots in the last 2 phases.**

The project is already permitted as a multiple family project on large tracts (i.e. condominium or apartment style). The underground utilities and road for Phase 1, 2 and 3 have been constructed. Phases 1 and 2 are completely built out, and Phase 3 is well under way and is expected to be finished by the end of 2022 or early 2023. However, lending regulations for condominium projects have evolved over the last decade and it has made condo development of this type increasingly difficult. The rules regarding phasing and percentages of sold units within a phase prior to closing makes sense when looking at apartment style buildings (townhouse or other) but **do not work well** for single family detached home developments. The regulations slow down the build out of the development and ultimately result in increasing the cost of the project. In the proposed plat, the average lot area is 5,175 s.f., and will allow individual lot ownership. Additionally, the proposed subdivision will create 9 open space tracts, which are one of the primary components of the planned unit development code. The open space tracts will be maintained and owned by the

## Sonoma Glen at WestPark PUD Revisions

Homeowners Association. The smallest lot size is 4079 s.f. and the largest is 7501 s.f.... For reference, a typical single family condo unit (lot) created in Phase 3 under the condominium act is typically between 4707 s.f. and 5500 s.f. (units 89 and 87).

Additionally, the original application did not include a plat for the proposed development tracts. To facilitate creation of the fee simple lots **we are submitting a phased master plat for phases 4 and 5**. That plat will also dedicate the right of way through phase 3, which was built last year and was dedicated to the MOA via a Public Use Easement. The area in Phase 3 will finish building construction and development as originally approved. No fee simple lots will be created in Phase 3.

The 70 new lots will be part of the Homeowners Association, and will pay the same dues as the other homeowners. The Homeowner documents will regulate building styles and colors to some extent, and will create a development that has similar home styles and colors. The new privately owned lots **will replace** the approved mixture of duplexes and single family homes (in Phases 4 and 5 only) with **single family detached dwelling only**. The 70 proposed units in Phases 4 and 5 is significantly less than the current approval, which allowed for 97 total dwelling units in those phases. The decrease of 27 units in density means less impacts on traffic congestion, less noise and other detrimental impacts higher density brings.

The road alignment, utility and other civil design components originally approved will not change with this revision.

### 2. Trail Connection to Sand Lake Road:

After reviewing many design options, alignment for the trail connection to Sand Lake Road will be situated in the southeast corner of the development, next to the AWWU facility. The trail connection will be constructed in phase 5 during the last phase of development.

### 3. Building Separation.

Anchorage Municipal Code AMC 21.07.110 H.2.c.v states that *"Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building"* We are requesting that the side yard setback allowed in Title 21 for R-1A homes development be permitted in phases 4 and 5. This would create a 10' minimum separation between buildings. See the **zoning design variance** attached as part of this application.

### 4. Open Space Criteria.

Anchorage Municipal Code AMC 21.07.110 H.2.b delineates very specific criteria for the required open space. Item i. under that section specifies that *"at least one half of such open space must be contiguous"*. *The original approval criteria for open space, under the old title 21, allowed inclusion of slopes up to 20% in the usable open space calculation (21.35.020 definitions)*. Current code only allows slopes up to 15%, which negates a lot of the open space area in the outer areas to be counted in the calculation. Therefore, we are seeking a variance from this criteria in our new code request. See the **zoning design variance** attached as part of this application.

## Sonoma Glen at WestPark PUD Revisions

### 5. Development options requested in 21.07.110H.3

*Maximum Lot Coverage:*

**We are requesting this change from 30% to 40%** to allow smaller, more compact lots which will allow for more open space.

*Minimum Lot Area:*

We are requesting a **minimum lot size of 4000 s.f.** (as opposed to 6,000 s.f. allowed in R-1A) We are seeking this design standard because it will allow us to develop in a more compact fashion, and finish the development with the same density patterns as it has been developed to date.

### Original approval items which we are seeking revision to are: (P&Z Resolution 2011-014):

2. *At each phase of the development the applicant shall submit a detailed site and landscape plan for that phase addressing the conditional use standards. The phase site plans shall be administratively reviewed. However, an increase in density or major site plan change will require either a minor or major conditional use amendment to be approved by the Planning and Zoning Commission. SEE ATTACHED C.U. APPLICATION. A DETAILED LANDSCAPE PLAN IS ALSO SUBMITTED WITH THIS APPLICATION.*

5. *Any two adjacent buildings shall be separated from each other by a distance equal to one-half the height of the taller building..... SEE ATTACHED ZONING DESIGN APPLICATION*

9. *All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and plans on file with the department except as modified by these conditions of approval: **WE ARE SEEKING A CHANGE TO LOWER DENSITY, AND A REVISED SITE PLAN WHICH WILL ELIMINATE THE DUPLEXES WITHIN PHASES 4 AND 5. ALSO INCLUDED IS A PRELIMINARY PLAT APPLICATION FOR PHASES 4 AND 5, WHICH WILL ALLOW SINGLE FAMILY LOTS INSIDE THE P.U.D.***



# Sonoma Glen at WestPark PUD Revisions Criteria Responses

## Responses to criteria for Conditional Use Application for Planned Unit Development

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Conformance with **general standards for Conditional Use Applications, approval criteria: A.M.C. 21.03.080.D**

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;... **The 2040 Land Use plan indicates the area as "Single Family and Two-Family" Neighborhood , which is what we are proposing.**
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04; **The property is zoned R-1A, and single family residential is a permitted use**
3. The proposed use is consistent with any applicable use specific standards set forth in chapter 21.05; **Response The property is zoned R-1A, and single family residential is a permitted use**
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts; **The scale and density of the proposed development are appropriate for the area and are harmonious with surrounding growth patterns.**
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district **The proposed development will not impede any future developments surrounding it. The development is entirely contained by the same road network and will have no impact on surrounding developments.**
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts); **The entire WestPark development is comprised of single family and some duplex style lots. These 2 phases of Sonoma are compatible in size, scale and operating characteristics with the other areas of WestPark**
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible; **As this is a single family development, there will be no adverse impacts to the surrounding single family developments.**
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; **The Sonoma Glen development utilizes WestPark Drive as the primary access into the area. WestPark Drive is a collector status road, and is served by all levels of school bus routes.**
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services. **The Sonoma Development is served by all public utilities**

# Sonoma Glen at WestPark PUD Revisions

## Criteria Responses

### Responses to 21.07.110 H (Conditional Use for a Residential Planned Unit Development)

**2. Minimum Standards:** All planned unit developments shall meet the following minimum standards.... (See attached open space schematics)

- a. Minimum Size Area. The minimum site area for a PUD shall be 2.0 acres for PUDs located entirely in the R-2M, R-3, and R-4 zoning districts. **Sonoma complies with this standard, all the property is R-1A.**
- b. Open Space: A minimum of 30 percent of the site shall be reserved as open space which shall meet the following standards: **Overall site area (Tracts 1A, 1B, 1D, 1E and 1F): 1,614,055 s.f.. 520548 s.f. Usable Open Space shown (484,217 s.f. required)**
  - i. At least one-half of such open space shall be contiguous: **The largest contiguous open space area is 139,728 s.f. i (see variance request for this criteria)**
  - ii. The open space shall not include public or private streets or rights of way; parking facilities, driveways, other motor vehicle circulation areas, loading areas, or refuse collection areas; slopes over 15 percent; 50\_percent of designated snow storage areas; drainage easements, ditches, swales, or other areas intended to collect and channel water: **complies. None of the open space counted is more than 15% slope.**
  - iii. In class A districts, no portion of the required open space shall be less than 2,000 square feet in area or less than 30 feet in its smallest dimension, except for individual yards, balconies, or decks pursuant to b1v. and b.v. below: **complies**
  - iv. In class B districts, no portion of the required open space shall be less than half of the minimum lot size of the underlying district in area, or less than 100 feet in its smallest dimension, except for individual yards, balconies, or decks pursuant to b.v. and b.vi. below; **N/A**
  - v. A minimum of 12 percent and a maximum of 50 percent of required open space shall consist of yards which shall be reserved for the residents of individual dwelling units; **s.f. shown as usable private open space in all Phases.**
  - vi. *In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required;* **N/A**

**Design:**

- i. Any nonresidential use permitted in a PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless nonresidential and residential uses are combined within a single structure, nonresidential uses shall be separated from dwelling units by L2 buffer landscaping. **This development is entirely residential**
- ii. Pedestrian walkways shall connect residential and nonresidential uses within a PUD. **N/A**
- iii. L2 buffer landscaping shall be planted along each boundary of the PUD adjacent to a nonresidential district or a right-of-way designated for collector or greater capacity on the Official Streets And Highways Plan. **See landscape plan**
- iv. Common open space with L3 screening landscaping shall be provided along any lot line abutting a residential neighborhood where any abutting lot is greater than 150 percent of the average lot size along that lot line of the PUD. **No abutting lot is greater than 150% of the Sonoma Lots**
- v. Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building. **We are requesting to increase this requirement for Phases 4 and 5 to the allowable building setback from the side lot lines (5 feet in R-1A) See design variance request**
- vi. Each dwelling unit shall be provided with either heated parking, or at least one electrical outlet that is convenient to the required parking space(s). **Every house will have at least one outside electrical outlet and a garage.**



# Sonoma Glen at WestPark PUD Revisions Criteria Responses

## 3. Development Options

- a. Density: **The overall density of Sonoma will be 4.7 d.u.a. The indicated density that could be achieved by 21.07-12 is 6 d.u.a., so we are well below the allowable maximum.**
- b. Uses: **No exceptions to the allowable uses of R-1A are being sought.**
- c. Dimensional Standards:
  - i. **No exceptions to the allowed height of R-1A are being sought.**
  - ii. The applicant may propose changes to minimum lot area, maximum lot coverage, and minimum setbacks for the PUD. **Following are the lot dimensions that are proposed in this development.**  
Minimum Lot Area: **4000 s.f..(6,000 s.f. allowed in R-1A) We are seeking this design standard because it will allow us to develop in a smaller, more compact fashion, and will allow the continued enjoyment of the Homeowners Association.**  
Lot Coverage: **40%. (30% allowed in R-1A). Again, we are requesting this change to allow smaller, more compact lots which will allow for more open space.**

## Submitted Project Plans and Documents:

The following maps and documents are submitted as part of this Conditional Use Application:

- Narrative
- Owner Authorization

Site Plan(s) depicting the following:

- A site plan, showing building layout, general road layout, driveways and landscaping (shown separately on the landscape plan.)
- Landscape plan
- Existing Site Condition and Topography Map (shown on the site plan)
- Grading and Drainage Plan by Triad Engineering
- Utility Plan by Triad Engineering
- Concept Building Plans
- Building Elevations with Color
- Preliminary Homeowner Documents
- Title report
- Testhole Information

# Authorization Certificate

Date: 5/3/2022

Current Project Legal: Tract 1F, Sonoma Glen at WestPark

Proposed Legal: Lots 1-~~4~~, Block 1, Lots 1-24, Block 2 and Tracts 1F-1 through 1F-8, Sonoma Glen at WestPark Phases 4 and 5

Type of Authorization: Preliminary Plat and C.U. P.U.D. Revisions

Statement:

I hereby authorize The Boutet Company Inc. to represent me in the Municipality of Anchorage Platting and Site Plan Applications of the above described property.

Thank you,



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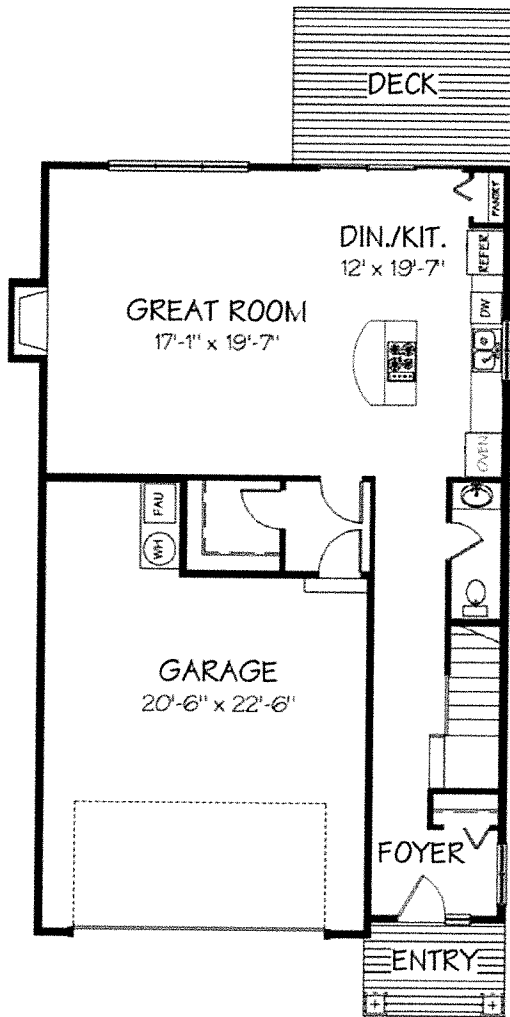
Bob Petersen, Sonoma Glen Development, LLC



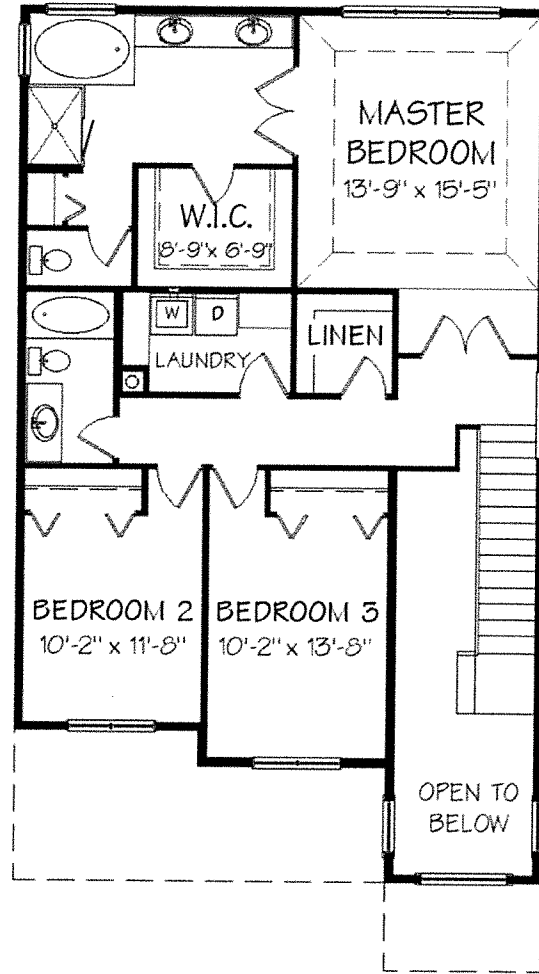
# The Jordan - 2095 Sq Ft



# The Jordan - 2095 Sq Ft



FIRST FLOOR PLAN

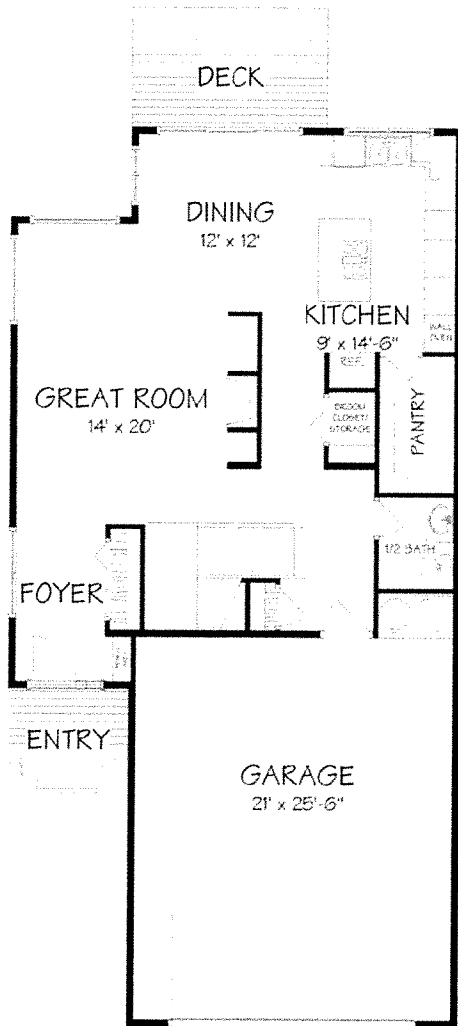


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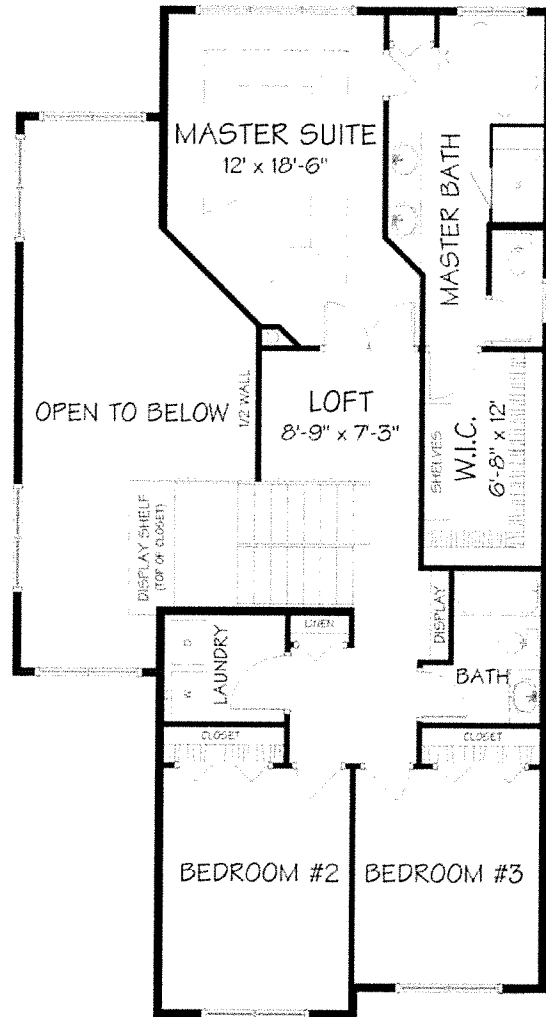
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# The Silverado - 2104 Sq Ft



FIRST FLOOR PLAN

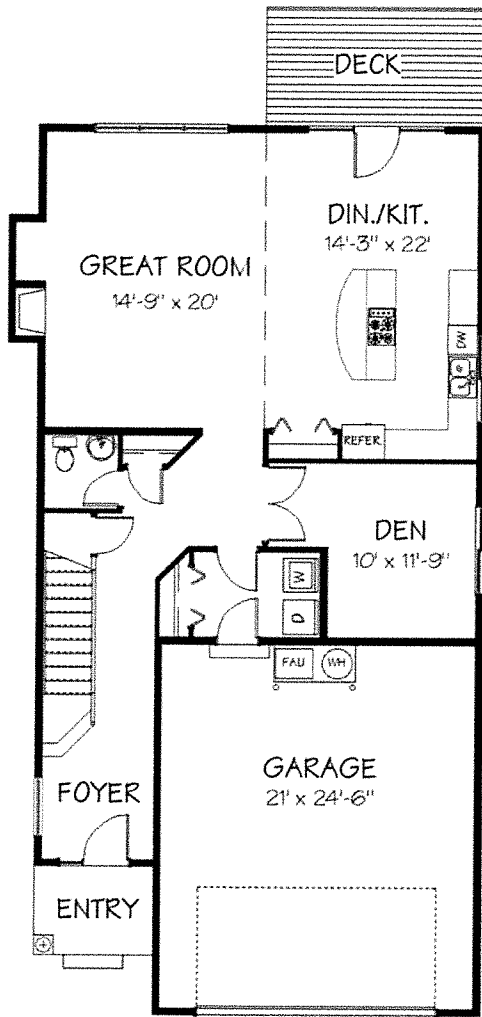


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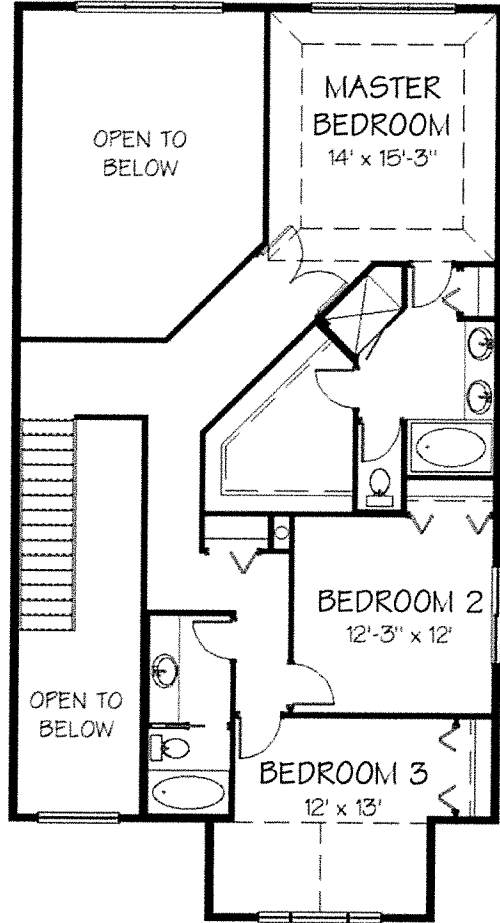
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# The Silveroak - 2307 Sq Ft



FIRST FLOOR PLAN

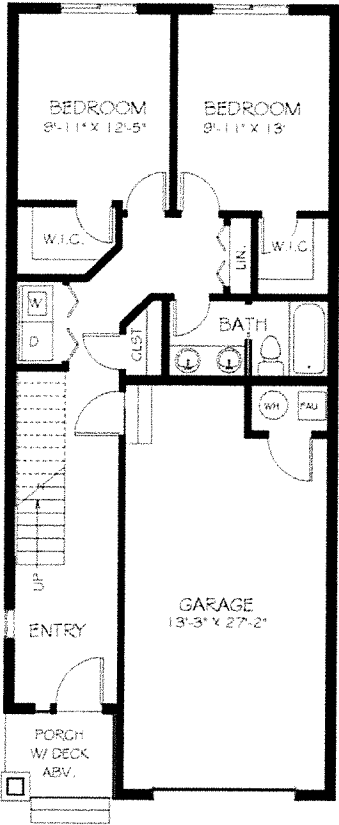


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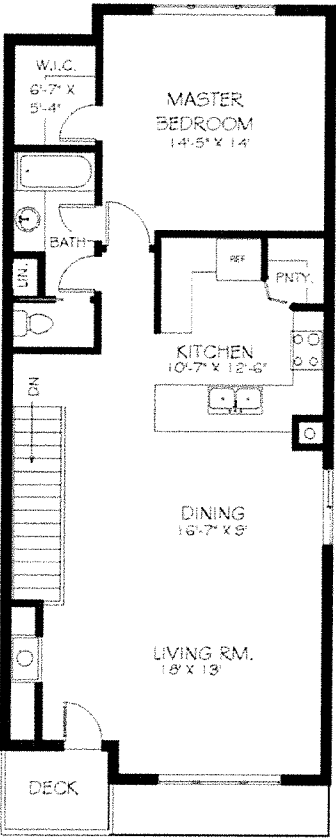
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# The Simi - 1702 Sq Ft



FIRST FLOOR PLAN

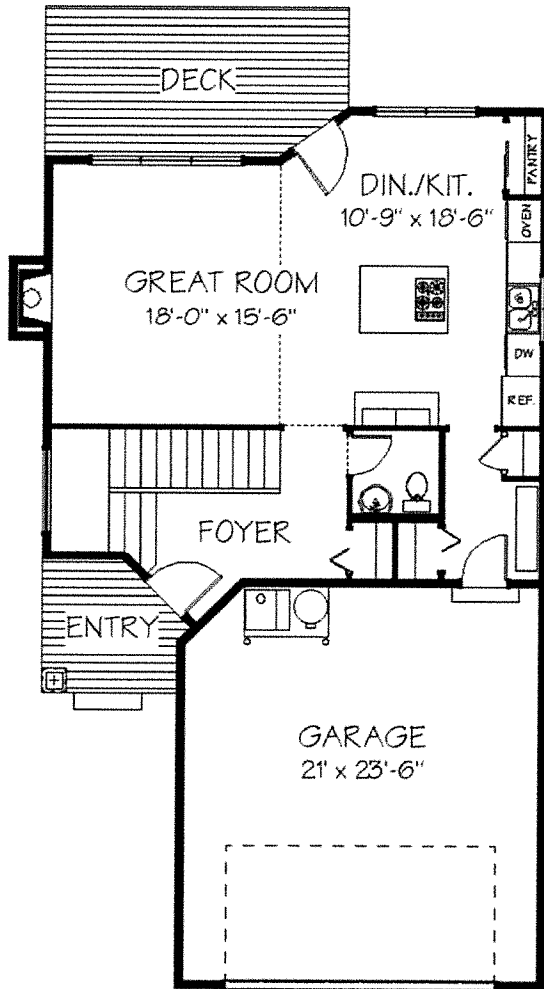


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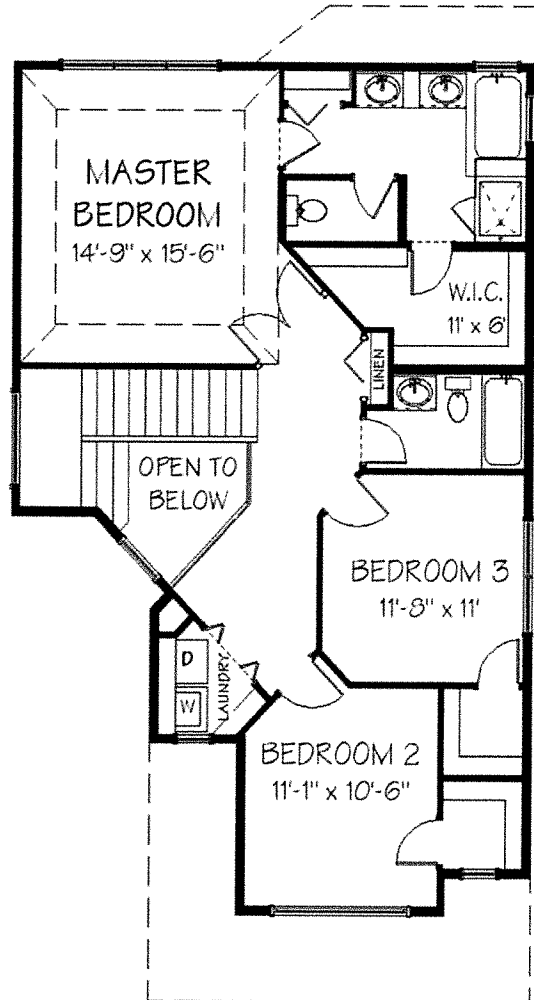
## The Stags Leap - 1893 Sq Ft



# The Stags Leap - 1893 Sq Ft



FIRST FLOOR PLAN

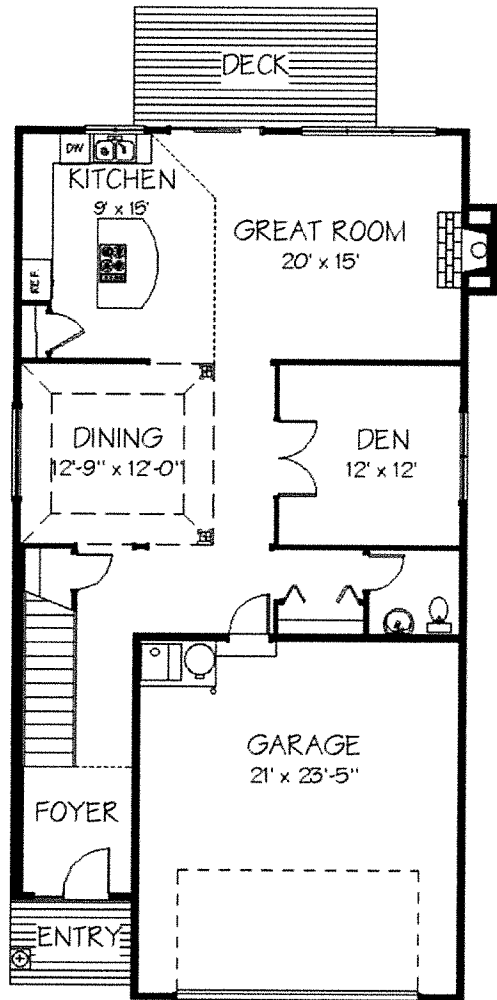


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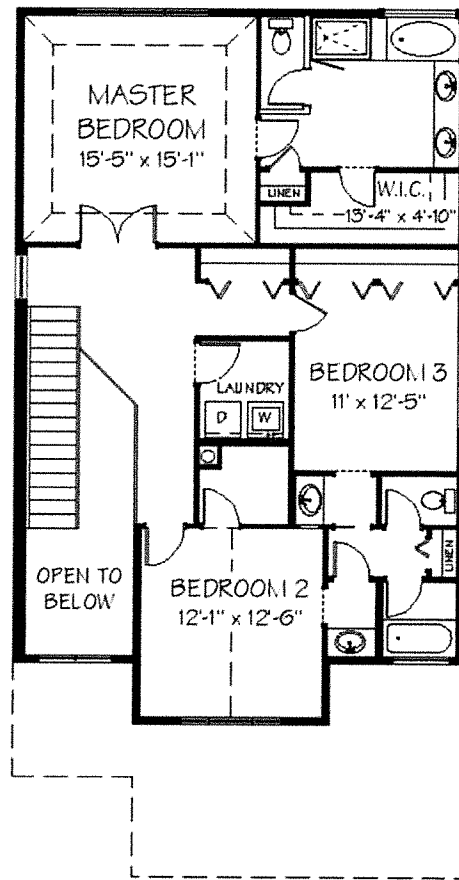
## The Whiteoak - 2365 Sq Ft



# The Whiteoak - 2365 Sq Ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# Application for Design Variance

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Sonoma Glen Development		Name (last name first) Boutet Company	
Mailing Address 3820 Lake Otis Pkwy		Mailing Address 601 East 57th Place	
Anchorage, AK. 99508		Anchorage, AK., 99518	
Contact Phone – Day 907-562-1170	Evening	Contact Phone – Day 907-522-6776	Evening
E-mail		E-mail thoffman@tbca.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 011-291-58-00		
Site Street Address:		
Current legal description: (use additional sheet if necessary) Tract 1F, Sonoma Glen at WestPark, Plat 2019-96		
Zoning: R1A	Acreage: 27.75	Grid #: SW2323

PETITIONING FOR
Relief from the CUA requirement to provide open space meeting the criteria stated in 21.07.110 H.2.b. Specifically the criteria that will not allow slopes over 15% in the open space.

CODE CITATIONS
AMC 21. 21.07.110H.2.b.i (Open Space Criteria)
AMC 21.

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I am petitioning for variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

Signature [Signature]  Owner  Representative Date 09/12/2022  
(Representatives must provide written proof of authorization)

Print Name Tony Hoffman

Accepted by:	Poster & Affidavit	Fee:	Case Number: <u>2022-0097</u>	Meeting Date: <u>09/12/2022</u>
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RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage	

APPLICATION REQUIREMENTS <small>(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)</small>	
1 copy required:	<input type="checkbox"/> Signed application (original)
16 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Variance narrative, addressing: <ul style="list-style-type: none"> <li><input type="checkbox"/> The need for the variance</li> <li><input type="checkbox"/> The effect of granting the variance</li> <li><input type="checkbox"/> An analysis of how the proposal meets the variance standards below</li> </ul> <input type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old) <input type="checkbox"/> Proposed plot plan, site plan, or building elevations, to scale (new construction) <input type="checkbox"/> Photographs or renderings
<small>(Additional information may be required.)</small>	

VARIANCE STANDARDS
<p>The Urban Design Commission may only grant a variance if the Commission finds that <b>all</b> of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.</p> <ol style="list-style-type: none"> <li>a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;</li> <li>b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;</li> <li>c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;</li> <li>d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;</li> <li>e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;</li> <li>f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and</li> <li>g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.</li> <li>h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.</li> </ol>



# Sonoma Glen at WestPark PUD Revisions

## ZONING DESIGN VARIANCE NARRATIVE

### Open Space Requirements

#### Conditional Use for a Planned Unit Development

#### (A.M.C. 21.07.110 H.2.b)

Anchorage Municipal Code AMC 21.07.110 H.2b states that “A minimum of 30 percent of the site shall be reserved as open space which shall meet the following standards...”

After which 6 dimensional criteria are outlined that must be met for the open space to be compliant. We are seeking a variance from requirement “i” of the open space criteria, which reads “one half of such open space shall be contiguous “. By granting relief from this one item, we will be able to meet the rest of the criteria.

Following are the open space requirements and calculations (new code):

21.07.110 H.2.b “A minimum of 30% of the site shall be reserved as open space and shall meet the following standards...”

Overall site area (Tracts 1A, 1B, 1D, 1E and 1F) is 1,614,055 s.f.. 520548 s.f. Usable Open Space is shown (484,217 s.f. required)

(Refer to Open Space Exhibit “A”)

- i. *One half of such open space shall be contiguous. We are requesting relief from this requirement because there are areas of the outer slope areas on the east, south and southwest boundary that fall between 15% and 20%. This is the largest contiguous area of open space, but large portions cannot be counted. This range of slope was allowed to be utilized in the old code as open space (Old code section 21.35.020 Definitions and rules of construction states “Usable open space means open space within a proposed development site, excluding areas devoted to roadways and parking. Unless otherwise specified in this Title, at least one-half of all areas designated as usable open space must have a slope of less than 20 percent. The space may be common or private”.*
- ii. *The open space shall not include public or private streets or rights of way; parking facilities, driveways, other motor vehicle circulation areas, loading areas, or refuse collection areas; slopes over 15 percent; 50 percent of designated snow storage areas; drainage easements, ditches, swales, or other areas intended to collect and channel water. If relief from criteria item “i” is granted, no variance will be required from this requirement.*
- iii. *In class A districts, no portion of the required open space shall be less than 2,000 square feet in area or less than 30 feet in its smallest dimension, except for individual yards, balconies, or decks pursuant to b.iv. and b.v. below. **Complies***
- iv. *In class B districts, no portion of the required open space shall be than half of the minimum lot size of the underlying district in area, or than 100 feet in its smallest dimension, except for individual balconies, or decks pursuant to b.v. and b.vi. below. **NIA***
- v. *A minimum of 12 percent and a maximum of 50 percent of required space shall consist of yards which shall be reserved for the reside individual dwelling units. The open space shown on Exhibit “A” (not including those areas that exceed 15% slope) is 520,548 s.f.. Of that area, 258,875 s.f. is private open space, which is 50% of the shown open space. **Complies***
- vi. *In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required **NIA***
- vii.

## Variance Standards

a. *The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard. The layout and density proposed in Phases 4 and 5 are almost identical to the original site plan approval. The designated building “pads” and road alignments are the same. This variance will have little effect to the Sonoma Development plan already approved.*

b. *The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard; The need for more housing, and more compact housing styles is clearly stated in the 2040*



# Sonoma Glen at WestPark PUD Revisions

comprehensive plan. Policy 4.2 states "Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences". Allowing this slight variation to the open space requirement encourages more dense housing and is in harmony with the comprehensive plan goals.

c. *The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; This variance will allow for the denser home development, which typically results in lower house prices, and is a desirable effect.*

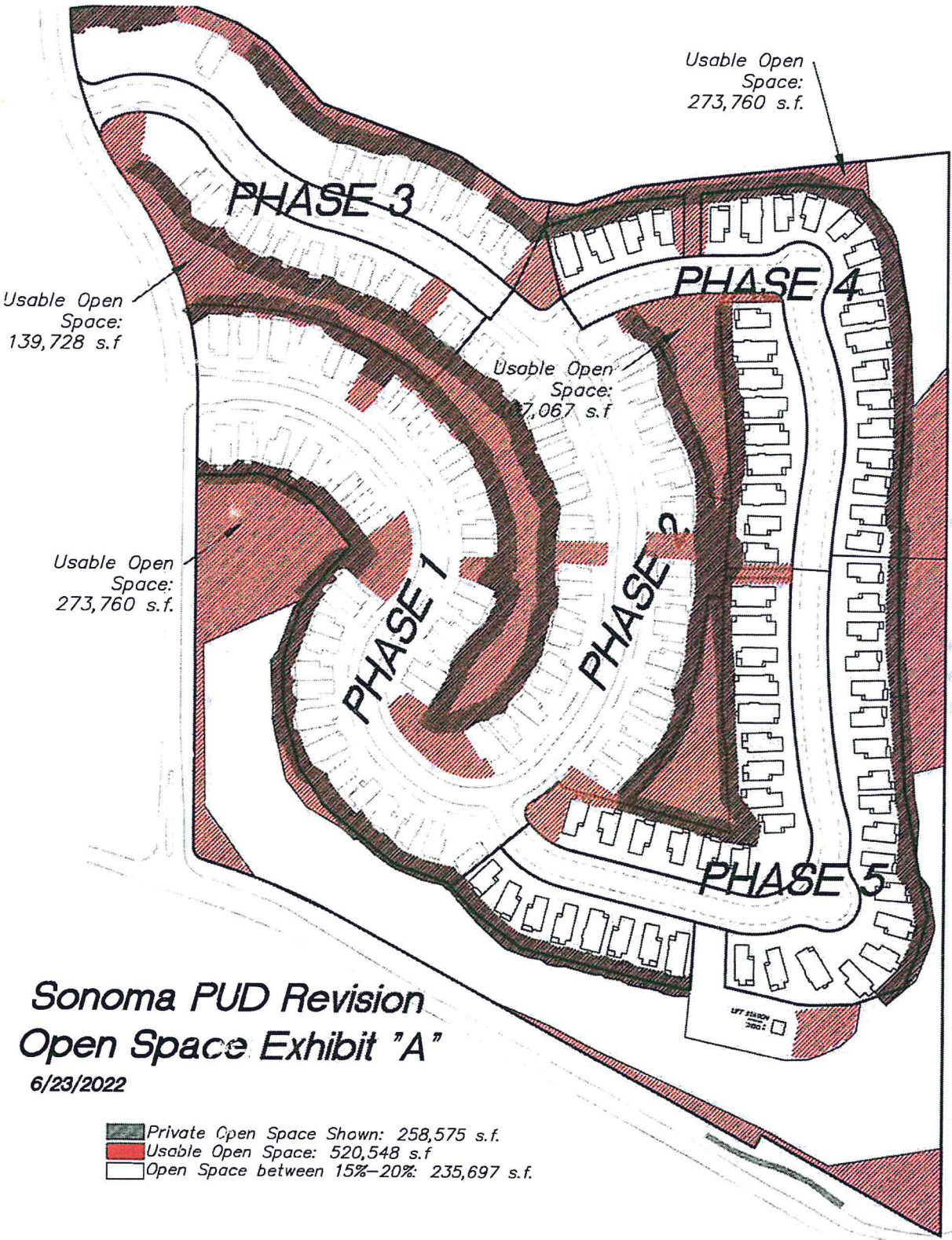
d. *The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code; The adjacent development to the north actually shares the same slope on the east side. Allowing this variance will have no impact on the adjacent properties.*

e. *The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies; This variance will not change the character of the R-1A zoning it lies within. In fact, by allowing the variance, and therefore the entire plan, the development will be more in harmony with the existing R-1A developments surrounding it, and is more in harmony with R-1A development densities and layout.*

f. *Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; This variance will have no impact on ADA facilities in the area.*

g. *The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality. Granting this variance will have no affect on the health and welfare of the community.*

h. *In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign. N/A*



**Sonoma PUD Revision**  
**Open Space Exhibit "A"**

6/23/2022

# Application for Design Variance

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Sonoma Glen Development		Name (last name first) Boutet Company	
Mailing Address 3820 Lake Otis Pkwy		Mailing Address 601 East 57th Place	
Anchorage, AK., 99508		Anchorage, AK., 99518	
Contact Phone – Day 907-562-1170	Evening	Contact Phone – Day 907-522-6776	Evening
E-mail		E-mail thoffman@tbcak.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 011-291-58-00		
Site Street Address: ε		
Current legal description: (use additional sheet if necessary) Tract 1F, Soroma Glen at WestPark, Plat 2019-96		
Zoning: R1A	Acreage: 27.75	Grid #: SW2323

PETITIONING FOR
Relief from the CUA requirement to provide building separation no less than 1/2 times the bldg height

CODE CITATIONS
AMC : 21.110.H.2.c.v (PUD Setbacks)
AMC 21.

I hereby certify that (I am) I have been authorized to act for) owner of the property described above and that I am petitioning for variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

Signature Tony Hoffman  Owner  Representative Date 6/21/2022  
(Representatives must provide written proof of authorization)

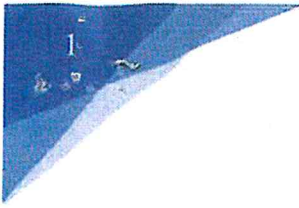
Print Name Tony Hoffman

Accepted by:	Poster & Affidavit	Fee:	Case Number: <u>2022-0097</u>	Meeting Date: <u>PSC: 09/12/2022</u>
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RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input type="checkbox"/>	Rezoning - Case Number:
<input type="checkbox"/>	Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/>	Conditional Use - Case Number(s):
<input type="checkbox"/>	Zoning variance - Case Number(s):
<input type="checkbox"/>	Land Use Enforcement Action for
<input type="checkbox"/>	Building or Land Use Permit for
<input type="checkbox"/>	Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

APPLICATION REQUIREMENTS <small>(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)</small>	
1 copy required:	<input type="checkbox"/> Signed application (original)
16 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Variance narrative, addressing: <ul style="list-style-type: none"> <li><input type="checkbox"/> The need for the variance</li> <li><input type="checkbox"/> The effect of granting the variance</li> <li><input type="checkbox"/> An analysis of how the proposal meets the variance standards below</li> </ul> <input type="checkbox"/> As-built survey showing existing conditions, to scale (no more than 2 years old) <input type="checkbox"/> Proposed plot plan, site plan, or building elevations, to scale (new construction) <input type="checkbox"/> Photographs or renderings
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# Sonoma Glen at WestPark PUD Revisions

## ZONING DESIGN VARIANCE NARRATIVE Conditional Use Application for a Residential Planned Unit Development Requirements -Building Separation (A.M.C. 21.07.110 H.2.c.v)

Anchorage Municipal Code AMC 21.07.110 H.2.c.v states that “Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building”

We are requesting that the subdivision plan for Phases 4 and 5, be approved with the elimination of this requirement, and allow the subdivision development to proceed with the minimum required setback for R-1A from the side property line (5 feet). As it is, the minimum allowed separation for a 2.5 story home (approx 30 feet tall) would be 15 feet.

### Variance Standards

- a. *The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.* The lots, as designed, allow for a minimum building setback from the property line. To achieve the required density in the PUD, the setbacks prescribed by utilizing the allowed R-1A separation in code will allow the development to create the density originally approved. The required setback from property lines in the R1A zone is 5 feet
- b. *The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;* The need for more housing, and more compact housing styles is clearly stated in the 2040 comprehensive plan. Policy 4.2 states “Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.”
- c. *The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;* This variance will allow for the denser home development, which typically results in lower house prices, and is a desirable effect.
- d. *The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;* The adjacent developments to the north and west are all R-1A developments, and currently are subject to the Title 21 setbacks for that zone.
- e. *The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;* This variance will not change the character of the R-1A zoning it lies within. In fact, by allowing the variance the development will be more in harmony with the existing R-1A developments surrounding it, and is more in harmony with R-1A development densities and layout.
- f. *Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation;* This variance will have no impact on ADA facilities in the area.
- g. *The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality. Granting this variance will have no affect on the health and welfare of the community.* It complies with the fire code separation, allowing for effective fire response.
- h. *In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.* N/A

PHASE 4 PLANTING SCHEDULE

QTY	SYMBOL	LATIN NAME	COMMON NAME	SIZE	FURNISHED/NOTES
<b>EVERGREEN TREES</b>					
58		<i>Picea glauca</i>	WHITE SPRUCE	6'-7' HT. B&B	
<b>DECIDUOUS TREES</b>					
10		As per P&Z Commission Resolution 2011-014 C.U.P NORTH PROPERTY			
		<i>Betula papyrifera</i>	PAPER BIRCH	4" CAL. B&B	Single or Multistem
<b>DECIDUOUS STREET TREE ALTERNATIVES</b>					
Birch trees to make up at least 50% of the total quantity.					
29		<i>Betula papyrifera</i>	PAPER BIRCH	2" CAL. B&B	SINGLE S1
		<i>Malus spp.</i>	'Red Splendor'	2" CAL. B&B	SINGLE S1
		'Red Splendor'	'Radiant'		OR
		'Spring Snow'	'Spring Snow'		POTTED
		'Spring Snow'	Crabapple		
		<i>Prunus mackii</i>	Amur Chokecherry	2" CAL. B&B	SINGLE S1

SHRUB ALTERNATIVES (Qty = 3 Shrubs per Tree in All Areas)

318		TOTAL SHRUBS: No species to make up more than 30% of the total quantity			
		<i>Cornus sericea</i> 'Balihalo'	Variegated Ivory Halo Redwig Dogwood	36" HT. POTTED #3 CONT.	
		<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	24" HT. POTTED #3 CONT.	
		<i>Potentilla</i>	<i>Potentilla fruticosa</i>	18" HT. POTTED #3 CONT.	
		<i>Physocarpus opulifolius</i>	Ninebark	24" HT. POTTED #3 CONT.	
		<i>Picea pungens</i> 'Globosa'	Dwarf Globe Spruce	24" HT. POTTED #4 CONT.	
		<i>Spirea japonica</i>	Goldflame Spirea	24" HT. POTTED #3 CONT.	
		<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	36" HT. POTTED #4 CONT.	

SAND LAKE ROAD L2 BUFFER LANDSCAPING 250 FEET

PRIORITIZE EXISTING VEGETATION. SUPPLEMENT IF NECESSARY AS SHOWN PER 'OLD CODE' 21.45.125 : 2 TREES (50+% EVERGREEN) AND 6 SHRUBS PER 20 Linear Feet.

QTY	SYMBOL	LATIN NAME	COMMON NAME	SIZE	FURNISHED/NOTES
<b>EVERGREEN TREES</b>					
16		<i>Picea glauca</i>	WHITE SPRUCE	5'-6' HT. B&B	
<b>DECIDUOUS TREES</b>					
7		<i>Populus tremuloides</i>	TREMBLING ASPEN	1.5" CAL. B&B	Single

SHRUB ALTERNATIVES for L2 LANDSCAPING THIS AREA

45		TOTAL SHRUBS: No species to make up more than 75% of the total quantity			
		<i>Alnus sp.</i>	Alaska Alder	24" HT. POTTED #3 CONT.	
		<i>Rosa acicularis</i>	Alaska Prickly Rose	24" HT. POTTED #3 CONT.	
		<i>Sambucus racemosa</i>	Alaska Red Elderberry	24" HT. POTTED #3 CONT.	

PHASE 4 C.U.P. 4" Caliper Birch Trees (1 per building along the North Property Line) : 10

In addition to the PUD required trees:

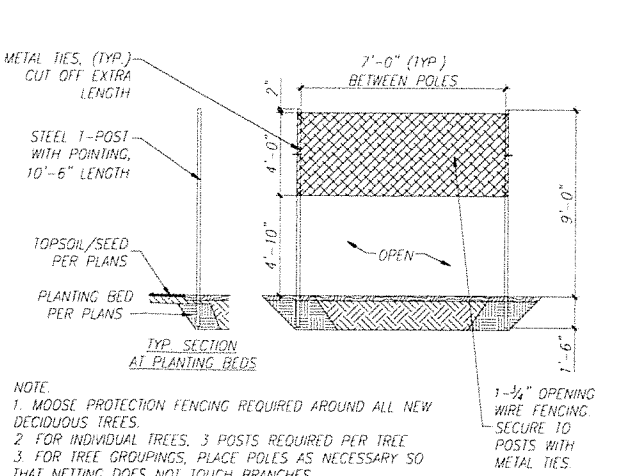
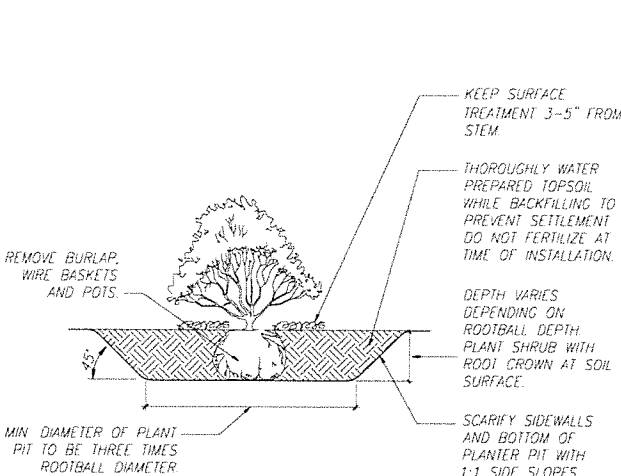
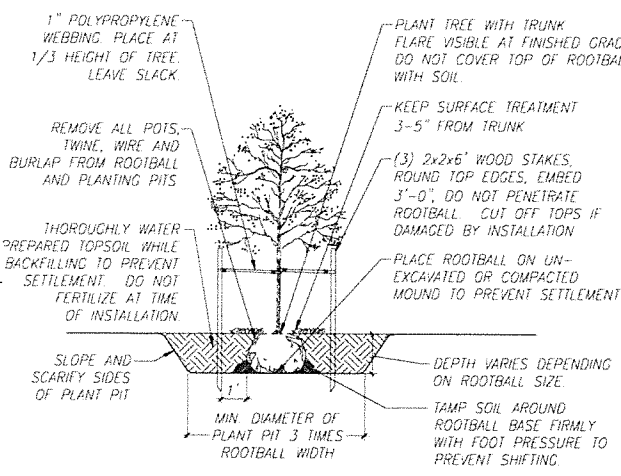
Deciduous Street Trees 29  
Evergreen Trees 58

3 trees per building.  
29 buildings (29 units) in Ph4  
Ratio 1 deciduous : 2 evergreen

3 shrubs per tree in all areas:  
(97 trees x 3)  
total shrubs required: 318

Landscaping Notes:

- LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO OBTAIN LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG B1. REPORT ANY DISCREPANCIES IMMEDIATELY TO OWNER'S REPRESENTATIVE.
- PLANT MATERIAL SUBSTITUTIONS MAY BE ALLOWED WITH WRITTEN APPROVAL. NO INVASIVE SPECIES OR PLANT MATERIALS NOT PROVEN LOCALLY WILL BE ACCEPTED.
- PROVIDE 4" TOPSOIL AND SCHEDULE 'A' SEED MIX IN ALL DISTURBED AREAS. DO NOT HYDROSEED MULCHED AREA AROUND TREE TRUNKS PLANTED IN LAWN AREAS OR PLANTING BEDS.
- ALL SHRUB BEDS AND BASES OF TREES PLANTED WITHIN LAWN AREAS SHALL RECEIVE 3" SHREDED BARK MULCH.
- ALL LANDSCAPING AND MATERIALS SHALL CONFORM WITH M.A.S.S.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FOLLOWING THE DATE OF ACCEPTANCE. ANY FAILED PLANTINGS SHALL BE REPLACED WITHIN 1 GROWING SEASON.
- DECIDUOUS STREET TREES SHALL BE PLANTED APPROXIMATELY 6-7' AWAY FROM EDGE OF SIDEWALKS ALONG INTERNAL ROADWAYS TO ALLOW FOR SNOW STORAGE. EVERGREEN TREES TO BE PLANTED 10-12' BACK FROM SIDEWALKS AND STRUCTURES.
- ALL DECIDUOUS TREES SHALL RECEIVE MOOSE PROTECTION FENCING PER DETAIL 3 THIS SHEET.



1 DECIDUOUS TREE PLANTING-STAKED  
L1 SCALE: NIS

2 SHRUB PLANTING  
L1 SCALE: NIS

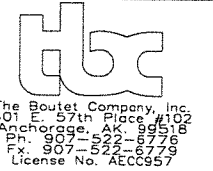
3 MOOSE PROTECTION  
L1 SCALE: NIS

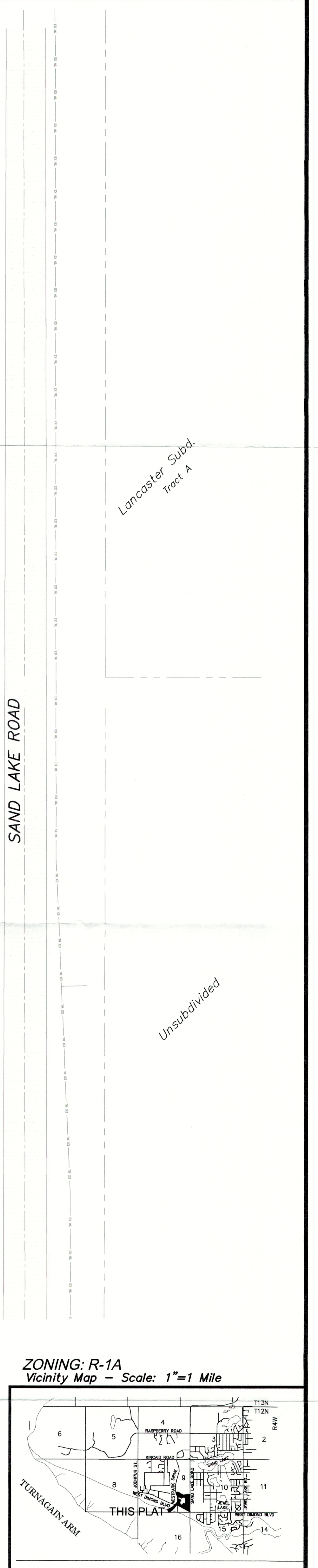
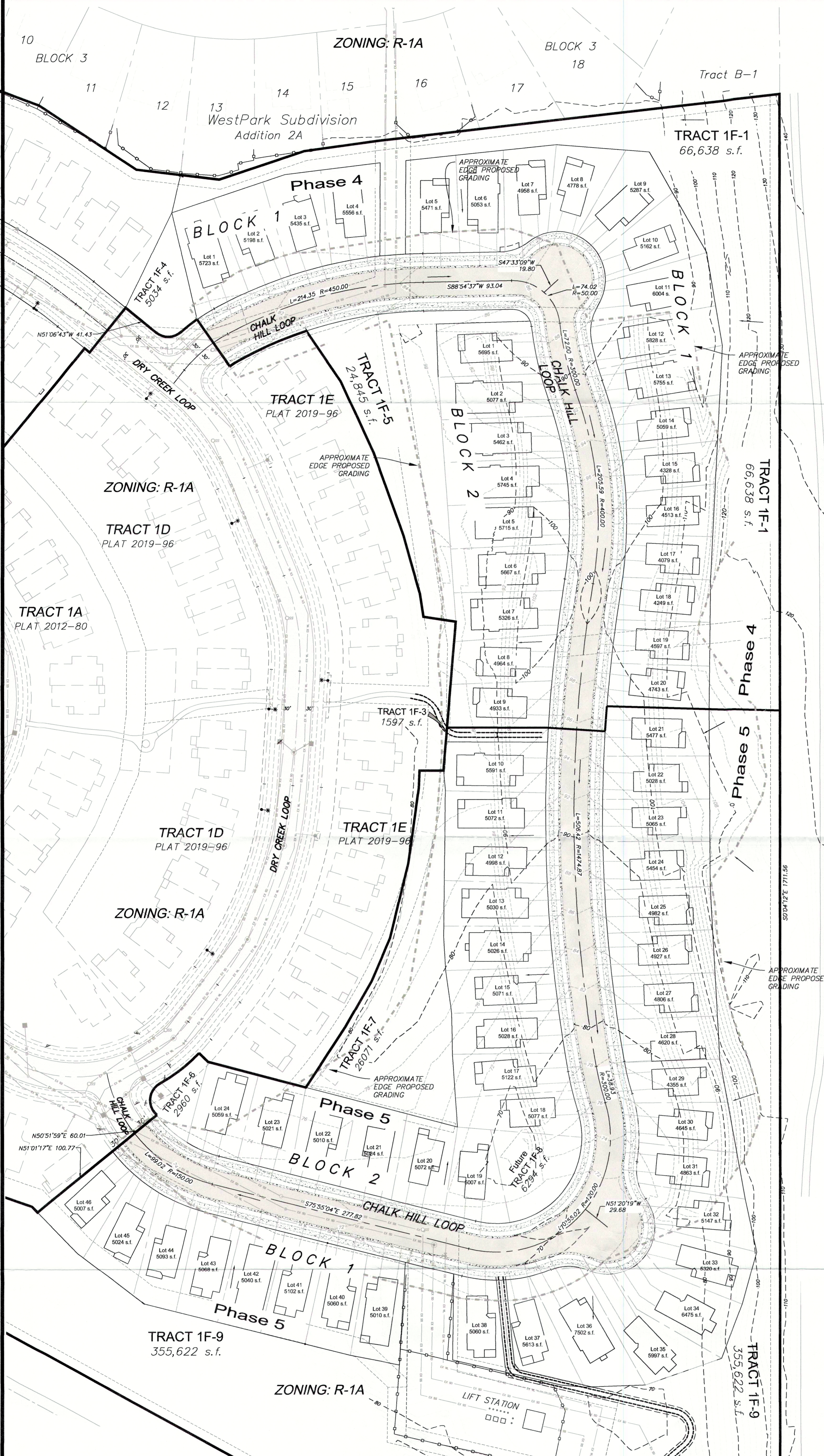


Landscape Plan  
Sonoma Glen at  
WestPark, Phase 4  
Tracts 1F

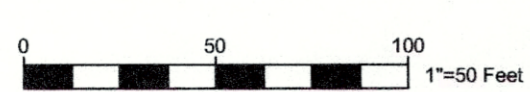
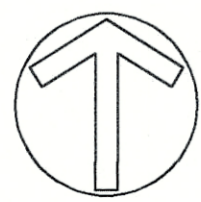
Tracts 1F, Sonoma Glen at WestPark, Phase 2, according to Plat No 2019-96, Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska

Grid:	SW 2323
Scale:	1"=50'
Drawn By:	OM
FB/Pg.:	2020-4/53 2020-5/55-56
Date:	6/23/2022
MOA Case No.:	S12472





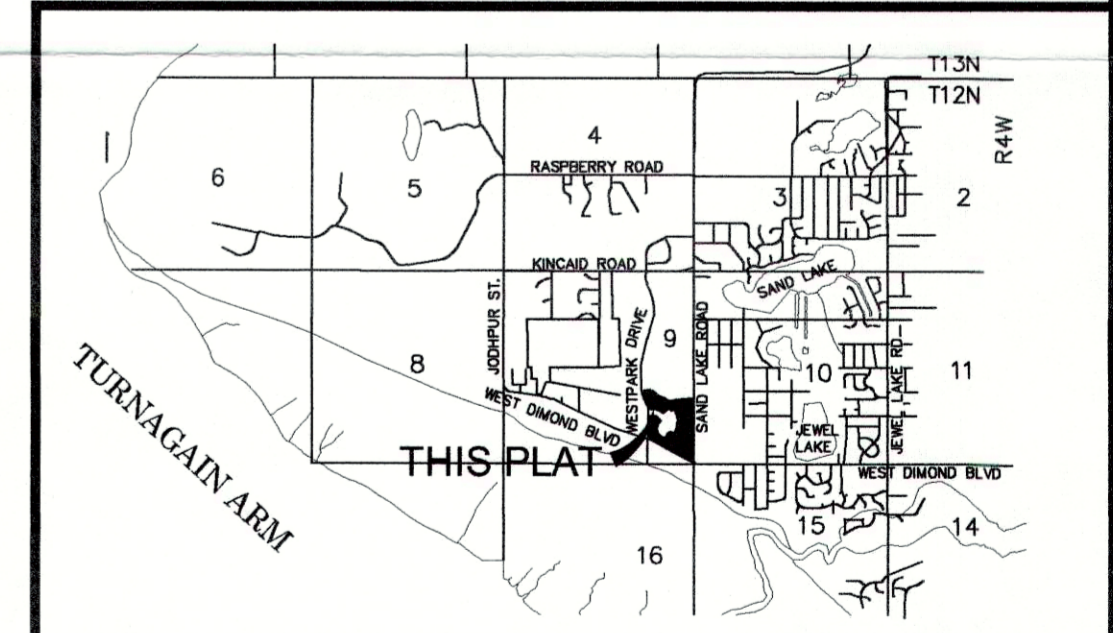
# SITE PLAN



### LEGEND

- EX SD Existing Storm Line
- EX SM Existing Storm Manhole
- EX SS Existing Sewer Line
- EX SMH Existing Sewer Manhole
- EX WL Existing Waterline
- EX FH Existing Fire Hydrant
- LS Existing Lift Station Fence
- Existing Contour (2 Foot Interval)
- Existing Contour (10 Foot Interval)
- Proposed Contour (2 Foot Interval)
- Proposed Contour (10 Foot Interval)
- Ground Slope
- Existing Duplex or Single Family Condominium Residences (Phases 1-3)
- Proposed Single Family Residence situated on Proposed Fee Simple Lots (Phases 4 and 5)

ZONING: R-1A  
Vicinity Map - Scale: 1"=1 Mile



**Site Plan of**  
**Sonoma Glen at WestPark, Phases 4 and 5**  
 Creating Lots 1-46, Block 1, Lots 1-24, Block 2 and Tracts 1F-1, 1F-2, 1F-3, 1F-4, 1F-5, 1F-6, 1F-7, 1F-8, 1F-9 and 1F-10 in 27.75 acres

A subdivision of Tract 1F, Sonoma Glen at WestPark, Phase 2, Plat 2019-96  
 Located within the SE1/4 of Section 9, T12N, R4W, Seward Meridian, Anchorage Recording District, Alaska

Grid: 2323
Scale: 1"=50'
Drawn By: TH
Checked: JZ
Date: 6/23/22
MOA Plat Case No.: S12691

