

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2022-029

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SONOMA GLEN AT WESTPARK SUBDIVISION, PHASE 4 AND 5, 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; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, WEST OF SAND LAKE ROAD, AND EAST OF WESTPARK DRIVE, IN ANCHORAGE.

(Case S12691; Parcel ID No. 011-291-58)

WHEREAS, an application has been received from Sonoma Glen Development, LLC, requesting approval of a preliminary plat of Sonoma Glen at WestPark Subdivision, Phase 4 and 5, 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; generally located north of West Dimond Boulevard, west of Sand Lake Road, and east of Westpark Drive, in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held before the Planning and Zoning Commission on September 12, 2022.

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

- A. The Commission makes the following findings of fact:
 - 1. This subdivision will create seventy lots which will allow the construction of new building for single-family housing development.
 - 2. This plat is consistent with the comprehensive plan.
 - 3. The Commission finds the plat retains much of the similar layout of the original approved PUD.
 - 4. No public testimony was offered during the public hearing and there was no opposition from the reviewing agencies.
- B. Approval of the phasing plan.
- C. The Commission approves the preliminary plat for 60 months, subject to the following conditions:
 - 1. Resolve utility easements.
 - 2. Dedicate 60 feet of right-of-way for Dry Creek Loop.

3. Dedicate 60 feet of right-of-way for Chalk Hill Loop and two eyebrow bulb dedications with a 50-foot radius.
4. Enter into a subdivision agreement with Private Development to construct the following:
 - a. Chalk Hill Loop to Municipal Class A standards consisting of a 33-foot wide paved street (back of curb to back of curb) with Type 2 curb & gutter on both sides, 5-foot wide concrete sidewalks separated from the back of curb by 5-feet on both sides, and street lights as previously approved on earlier phases of this development.
5. Submit to Private Development for review and approval a comprehensive site grading and drainage plan meeting the requirements of Project Management & Engineering Department Operating Policy and Procured No. 5 (available from Private Development) to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Any required drainage improvements shall be designed per the most current Design Criteria Manual (DCM).
6. Place the following notes on the plat:
 - a. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - c. Access to Block 1, Lots 7 through 11, and Lots 33, 34, 35, 37,45, and 46 will require review by the Traffic Engineering department to ensure compliance with municipal driveway standard and code requirements.
 - d. No direct access to Sand Lake Road from Lots 9-36 and Tracts 1F-1 and 1F-9.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 12th day of September 2022.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 3rd day of October, 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 21.03.050A.



Craig H. Lyon
Secretary



Jared Gardner
Chair

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