

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-030**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES IN THE R-1A (SINGLE-FAMILY RESIDENTIAL) DISTRICT; WITHIN SONOMA GLEN AT WESTPARK SUBDIVISION, TRACT 1F PER PLAT 2019-96; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, WEST OF SAND LAKE ROAD, AND EAST OF WESTPARK DRIVE, IN ANCHORAGE.

(Case 2022-0097; Tax ID. No. 011-291-58)

WHEREAS, a request has been received from Sonoma Glen Development, LLC, to approve a conditional use for a planned unit development and variances; generally located north of West Dimond Boulevard, west of Sand Lake Road, and east of Westpark Drive, in Anchorage; and

WHEREAS, a public hearing was held before the Municipal 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 application meets the approval criteria required by AMC 21.03.080D. for conditional use approval. The proposed development complies with General Land Use Policy 7 and Residential Policy 14 of *Anchorage 2020* and Policy 4.3 of the *Anchorage 2040 Land Use Plan*.
 2. The approval criteria for a residential planned unit development are met as required by AMC 21.07.110H. Also, the variance approval criteria are met, in accordance with AMC 21.03.240, for the zoning variances.
 3. Some of the requirements of a residential planned unit development are designed for multifamily developments and those do not apply and do not fit in the same way for development of this nature.
 4. The site plan provides open space for the enjoyment of the residents.
- B. The Commission APPROVES the conditional use for a residential planned unit development, subject to the following:

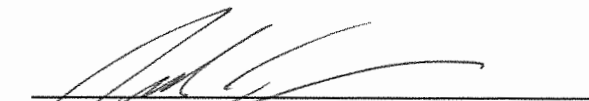
1. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.b.ii, *Open Space*, to allow slopes over 15 percent to count towards the minimum 30 percent of the site shall be reserved as open space.
2. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.c.iii., *Design*, to allow building to be separated by a minimum of ten feet.
3. The Department recommends APPROVAL of the conditional use for a residential planned unit development, subject to the following condition:
 - a. This approval is subject to all standards for a residential planned unit development in AMC Title 21, the petitioner's application, narrative, submittals, and the plans on file at the Planning Department.
 - b. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Department.

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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