



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

DO NOT DETACH

MUNICIPALITY OF ANCHORAGE

M E M O R A N D U M

DATE: February 21, 2023
TO: Tony Hoffman, The Boutet Company
FROM: Dave Whitfield, Current Planning Manager
SUBJECT: **Notice of Zoning Action to be Recorded**

As a condition of your conditional use approval for Case 2022-0097 it is the petitioner's responsibility to file the attached Notice of Zoning Action, prepared by the Planning Department, with the State District Recorder's Office and to **provide this office with proof of filing.**

Proof of filing may be in the form of a copy of your paid receipt, note information on the space provided below and fax to 343-7927 or return to the Municipality of Anchorage, P. O. Box 196650, Anchorage, Alaska, 99519-6650, or by calling this office at 343-7943 with the serial number and filing date.

The State of Alaska Recorder's Office is at 550 West 7th Avenue Suite 108, located at the corner of 7th & "F" Street. Their open office hours are 8:00 a.m. to 3:30 p.m., Monday thru Friday. The phone number is 269-8899.

Please note that failure to file the Notice of Zoning Action and to provide proof of same to the Planning Department means the conditional use approval is not valid.

RECORDER'S OFFICE INFORMATION * COPY TO MUNICIPALITY OF ANCHORAGE *****

Serial Number _____ Date _____

Receipt number if you have one. _____



NOTE

Send original recorded document to:
Municipality of Anchorage
Current Planning Division
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

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NOTICE OF ZONING ACTION


This notice announces that a conditional use for a planned unit development with variances 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 2022-0097. 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 1F, Sonoma Glen at WestPark, Phase 2 (Plat 2019-96), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Westpark Drive, south of Big Bend Loop, west of Sand Lake Road and north of West Dimond Boulevard in Anchorage, Alaska

PETITIONER: Sonoma Glen Development, LLC

REQUEST: Requests for: a) Conditional Use for a Planned Unit Development (proposed Sonoma Glen at WestPark, Phases 4 and 5); b) Design Variance from AMC Title 21 Section 21.07.110H.2.b.i. seeking relief from Open Space requirements; and c) Design Variance from AMC Title 21 Section 21.07.110.H.c.v. seeking relief from building separation requirements.

ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2022-030

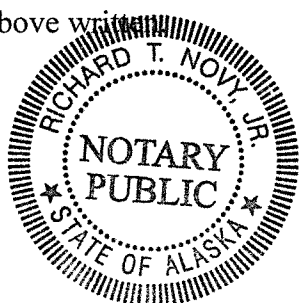


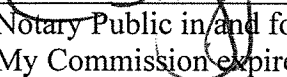
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 23 day of February, 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 23 day of February, 2023 in this certificate first above written





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



**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:



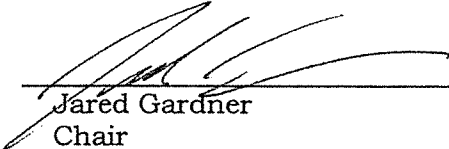
1. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.b.ii, *Open Space*, to allow slopes over 15 percent to count towards the minimum 30 percent of the site shall be reserved as open space.
2. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.c.iii., *Design*, 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

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

so

