

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NUMBER 2024-010**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A 115-UNIT RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) IN THE CE-R-2-M DISTRICT, IN ACCORDANCE WITH AMC 21.07.110H., WITH VARIANCE TO AMC 21.07.110G.2.C.V., *DESIGN, BUILDING SEPARATION*. (CASE 2023-0080).

WHEREAS, a petition has been received from Carol Creek, LLC (Kourosch Partow, Owner), for a conditional use for a 115-unit Residential Planned Unit Development (PUD) in the CE-R-2-M district, in accordance with AMC 21.07.110H., with variance to AMC 21.07.110G.2.c.v., *Design, Building Separation*. (Case 2023-0080), and

WHEREAS, notices were published, posted and mailed and a public hearing was held April 8, 2024.

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

- A. The Commission makes the following findings of fact:
1. The conditional use meets the requirements of the conditional use regulations (AMC 21.03.080D) with the conditions of approval recommended by the Planning Department.
 2. The preliminary plat meets the goals of the Chugiak-Eagle River Site-Specific Land Use Plan 2018 Update, including ADU's and the use of private roads.
 3. The planned unit development meets the requirements of the conditional use for a residential planned unit development (AMC 21.07.110G) with the conditions of approval recommended by the Planning Department.
 4. One of the remaining concerns is snow storage and emergency apparatus access, however the Anchorage Fire Department has signed off on the road conditions and preliminary plat.
 5. There are essentially no single-family houses for sale in the Chugiak/Eagle River/Peters Creek area, and this development will provide 115 units. While they are not considered "affordable housing", cost-sharing is something that should be considered for future development to reduce the cost and impact of road development on subdividers.

6. Private roads are very common, especially in Eagle River residential developments.
 7. In regard to the concern for snow storage and having private roads maintained through an HOA, the residences of this development will pay to have the snow immediately hauled.
 8. While we see a need for more housing in a variety of housing models, the proposed 115 single-family dwellings still help the Chugiak/Eagle River Community. The PUD allows for slightly higher density.
 9. The petitioner has attended multiple community meetings, and responded with revised private road widths to address their concerns.
 10. The variance to standard AMC 21.07.110G.2.c.v meets the CE-R-2M district setback of 5 feet.
- B. Approval of a variance from 21.07.110G.2.c.v., Design, to allow building to be separated by a minimum of ten feet.
- C. Approval of a conditional use for a residential planned unit development, subject to the following conditions:
1. 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 Division.
 2. 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.
 3. Provide to Planning the site element standards for pedestrian-oriented frontages per AMC 21.07.060F., Pedestrian Frontage Standard. Table 21.07-3. For site element items B, C, D, E, and F. For the six different housing styles and placement on site plan.
 4. Provide a landscaping plan that meets the requirements of Table 21.07-4 Buffer Landscaping (L2) for 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.
 5. Provide a landscaping plan that meets the requirements of Table 21.07-4 Screening Landscaping (L3) 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.

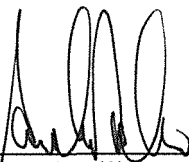
6. Provide documents that meet the standard of AMC 21.07.110G.2.f. *Homeowners' Agreements*.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission the 8th day of April, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission on this 20th day of May, 2024.



~~David R. Whitfield~~ CRAIG LYON
Secretary



André Spinelli
Chair

Case 2023-0080

Return to: Municipality of Anchorage
Planning Department
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Anchorage, AK 99519-6650
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