

**NOTE**

Send original recorded document to:

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

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

**DO NOT DETACH**

**NOTICE OF ZONING ACTION**

This notice announces that a conditional use for a 115-unit residential Planned Unit Development (PUD) 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 2023-0080. 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 1, Carol Creek Subdivision (Plat 2018-82), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Old Glenn Highway, south of Harry McDonald Road, west of Knob Hill Drive and north of Beaujolais Drive, Anchorage, Alaska
- PETITIONER: Carol Creek, LLC
- REQUEST: Request for Conditional Use for a Planned Unit Development with a Design Variance from AMC 21.07.110G.2.c.v. (building separation).
- ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2024-010

For Elizabeth Appleby  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA            )  
  )  
THIRD JUDICIAL DISTRICT    )

THIS IS TO CERTIFY that on the 1<sup>st</sup> day of April, 2026 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Elizabeth Appleby, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that she had in her 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 1<sup>st</sup> day of April, 2026 in this certificate first above written.

**Notary Public**  
**CLAUDIA FONSECA FARIAS**  
**State of Alaska**  
My Commission Expires January 24, 2028

Claudia Fonseca Farias  
Notary Public in and for Alaska  
My Commission expires: January 24, 2028



**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).

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WHEREAS, a petition has been received from Carol Creek, LLC (Kourosh 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



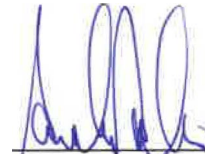
lot line of the PUD.

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 8<sup>th</sup> day of April, 2024.

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

  
~~David R. Whitfield~~ CRAIG LYON  
Secretary

  
Andre Spinelli  
Chair

Case 2023-0080

Return to: Municipality of Anchorage  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650  
Attn: David R. Whitfield

