

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2022-023**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES IN THE R-3 (MIXED RESIDENTIAL) DISTRICT; WITHIN CHECKPOINT SUBDIVISION, TRACT A2 PER PLAT 2018-39; GENERALLY LOCATED NORTH OF EAST 6<sup>TH</sup> AVENUE, EAST OF THE NEWELL STREET RIGHT-OF-WAY ALIGNMENT, SOUTH OF WHISPERWOOD PARK DRIVE, AND WEST OF SHAGELUK STREET, IN ANCHORAGE.

(Case 2022-0034; Tax ID. No. 006-421-41)

---

WHEREAS, a request has been received from Spinell Homes to approve a conditional use for a planned unit development and variances; generally located north of east 6<sup>th</sup> Avenue, east of the Newell Street right-of-way alignment, south of Whisperwood Park Drive, and west of Shageluk Street, in Anchorage; and

WHEREAS, a public hearing was held before the Municipal Planning and Zoning Commission on July 11, 2022.

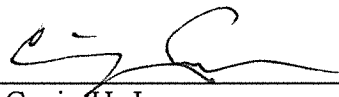
NOW, THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- 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.
  5. The Commission supports a prohibition on parking next to the sidewalk because it will have a rolled curb and a member of the public testified that vehicles drive up onto the sidewalk to park.

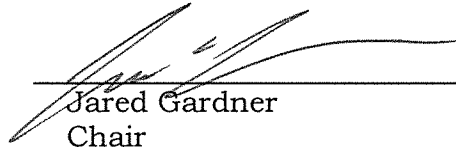
- B. The Commission APPROVES the conditional use for a residential planned unit development, subject to the following:
1. The Commission approves the variances from AMC 21.07.060E.2.b., *Sidewalk*, to allow Takotna Street to have a sidewalk on only one side.
  2. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.b., *Open Space*, to allow individual yards to count as open space.
  3. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.c.iii., *Design*, to allow a reduction in landscaping along the west lot boundary adjoining the Newell Street right-of-way from L2 buffer landscaping to one tree per lot.
  4. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.c.iv., *Design*, to allow a reduction in landscaping around the perimeter of the site.
  5. The Department recommends APPROVAL of the variance from AMC 21.07.110H.2.c.v., *Design*, to allow building to be separated by a minimum of ten feet.
  6. 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.
    - c. Parking is not allowed on the side of the street encompassing the sidewalk.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
this 11<sup>th</sup> day of July, 2022.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
8<sup>th</sup> day of August, 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 2022-0034; Tax ID. No. 006-421-41)

fm