

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-012**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR A MULTIFAMILY DEVELOPMENT PER THE SPECIAL LIMITATIONS OF AO 85-198, GENERALLY LOCATED NORTH OF FARM AVENUE, EAST OF END STREET, SOUTH OF DAVIS STREET, AND WEST OF CENTER STREET, IN EAGLE RIVER.

(Case 2023-0128; Tax I.D. No. 050-101-18-000)

WHEREAS, a request has been received from Shane Thom for a Major Site Plan Review for a multifamily development per the Special Limitations of AO 85-198, generally located north of Farm Avenue, east of End Street, south of Davis Street, and west of Center Street, in Eagle River, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on April 15, 2024.

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

A. The Commission make the following findings of fact:

1. The additional steps required to approve a site plan due to the requirement of a Special Limitation on existing property appeared excessive in this situation. But also recognizing that the petitioner knew about the SL zoning when purchasing the property.
2. There were no written public comments received and no public testimony was heard this evening in objection to this conditional use.
3. There was consent regarding if this development warranted the need for sidewalk due to no other sidewalk along this portion of the street. Who would maintain it, keep it from degrading around the edges, and present hazards rather than a benefit to the community.
4. When this commission passed the new site access section in code there was concern about what this code was going to do. The commission would urge extreme leniency from the Planning Department when reviewing this code for new projects.

B. The Commission APPROVES the site plan review, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, and the plans on file at the Planning Department, except as modified by these conditions of approval.
2. Provide to the Planning Department for approval:
 - a. A snow storage plan or alternative snow management strategy.
 - b. A landscape plan in accordance with AMC 21.07-080C that addresses the following:
 - i. 15 feet of L2 buffer landscaping or 10 feet with a 6-foot-high ornamental or sight-obscuring or screening fence along the northern property line.

- ii. Required number of trees eleven (11).
 - c. Calculations showing 10% window/entry door along right wall elevation of Building A facing Farm Avenue
 - d. Provide vertical separation or change in surfacing material at porches distinguishing between adjoining areas and vehicle parking.
 - e. Provide one (1) amenity from AMC 21.07.060G other than the required 21.07.060G.16.
3. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
4. Resolve with MOA Traffic Engineering and Private Development the requirement to install a 5-foot sidewalk meeting class A development standards along the property line fronting Farm Avenue per AMC 21.07.060E.2.f.i and ii.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 15th day of April, 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 20th day of May, 2024. 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 the Anchorage Municipal Code 21.03.050A.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

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ph