

**MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION
RESOLUTION NO. 2024-004**

A RESOLUTION APPROVING A VARIANCE FROM AMC 21.05.040A.3.E. FOR L2 BUFFER LANDSCAPING ALONG THE EAST LOT BOUNDARY FOR AN ADULT CARE FACILITY IN THE RO (RESIDENTIAL OFFICE) DISTRICT FOR RUSSIAN JACK SUBDIVISION #1, TRACT A-1, LOT 2-B, IN ANCHORAGE.

(Case 2024-0089; Parcel Number 005-161-76)

WHEREAS, a request was received from the Larry Bigelow, owner, for a variance from AMC 21.05.040A.3.e. for L2 buffer landscaping along the east lot boundary for an adult care facility in the RO (Residential Office) district for Russian Jack Subdivision #1, Tract A-1, Lot 2-B, in Anchorage, and

WHEREAS, 778 public hearing notices were published, posted, and mailed, and a public hearing was held October 9, 2024, and

NOW THEREFORE BE IT RESOLVED, by the Urban Design Commission that:

A. The Commission makes the following findings of fact:

1. The approval criteria for a zoning variance are met, as required by AMC 21.03.240G., *Approval Criteria*.
2. Criterion "a" is met. The variance achieves the intent of the regulation. The alley provides more than adequate buffer.
3. Criterion "b" is met. The granting of the variance will allow existing parking to remain.
4. Criterion "c" is met. An adult care facility is a good reuse of this vacant building.
5. Criterion "d" is met. The site conditions are not changing. This is just a different use of the existing building.
6. Criterion "e" is met. The adult care facility is a permitted use in the RO district.
7. Criterion "f" is met. The variance will allow the access door on the east façade to be maintained.
8. Criterion "g" is met. There are no health or safety issues.
9. Criterion "h" is not applicable.

- B. The Commission approves the variance from AMC 21.05.040A.3.e. for L2 buffer landscaping along the east lot boundary for an adult care facility in the RO (Residential Office) district, subject to:

Within one year, record a notice of zoning action, a drawing, and the resolution of approval with the State of Alaska District Recorder's Office, and provide proof to the Planning Department.

PASSED AND APPROVED by the Urban Design Commission on the 9th day of October 2024.

ADOPTED by the Urban Design Commission this 11th day of December, 2024. This written decision/resolution of the Municipal Urban Design Commission is final and any party may appeal it to the Board of Adjustment in accordance with AMC 21.03.050A.



Mélisa R.K. Babb
Secretary



Edith McKee
Chair

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