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2022-012667-0

Recording Dist: 301 - Anchorage
4/1/2022 02:07 PM Pages: 1 of 7



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

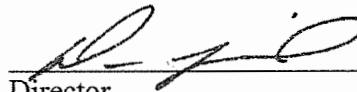
This notice announces that the Glacier City Center Development Master Plan has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the master plan approval as set forth in the Municipal zoning file 2022-0017. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved master plan or any subsequent amendments hereto.

LEGAL: Tract E3, Girdwood Elementary School Subdivision (Plat 95-35), S.M., Anchorage Recording District, Girdwood, Alaska. Generally located west of Hightower Road, north of Lindblad Avenue, east of Crow Creek Road and south of Girdwood Elementary School

PETITIONER: Glacier City Development, LLC

REQUEST: Review of Development Master Plan for Glacier City Center.

ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2022-008

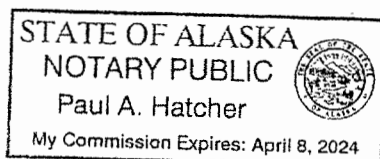


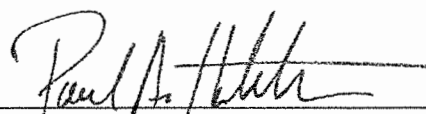
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 1st day of APRIL, 2022 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his 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 1st day of APRIL, 2022 in this certificate first above written.





Notary Public in and for Alaska
My Commission expires: 4-8-2024



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-008**

A RESOLUTION GRANTING APPROVAL OF THE GLACIER CITY CENTER DEVELOPMENT MASTER PLAN, IN THE GC-8 (NEW TOWNSITE NORTH COMMERCIAL) DISTRICT; WITHIN TRACT E3, GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION; GENERALLY LOCATED WEST OF HIGHTOWER ROAD, NORTH OF LINDBLAD AVENUE, EAST OF CROW CREEK ROAD, AND SOUTH OF GIRDWOOD ELEMENTARY SCHOOL, IN GIRDWOOD.

(Case 2022-0017; Tax ID No. 075-031-41)

WHEREAS, a petition has been received from Glacier City Development, LLC, owner, for a review of a development master plan on a parcel covering approximately 1.5 acres within the gC-8 (New Townsite North Commercial) District for Tract E, Girdwood Elementary School Subdivision; generally located west of Hightower Road, north of Lindblad Avenue, east of Crow Creek Road, and south of Girdwood Elementary School, in Girdwood; and

WHEREAS, public hearing notices were published and a public hearing was held on February 14, 2022; and

WHEREAS, the Glacier City Development Master Plan includes one commercial building (marked Building A on submitted plans) and two residential buildings containing ten condominium units; and

WHEREAS, the Glacier City Development Master Plan follows for review *Anchorage Municipal Code (AMC) 21.09.030F.5, Approval Criteria*, and would follow *AMC 21.09.030F.6, Modification of Development Master Plan*, and *AMC 21.09.030F.7., Abandonment of Development Master Plan*, for any modifications to or abandonment of the development master plan; and

WHEREAS, the Glacier City Development Master Plan proposes the following six development and design standards that differ from Title 21 as allowed by *21.09.030F.4. Development and Design Standards* for development master plans:

- *21.09.040C.3.a. District-specific standards for commercial districts - Ground floor residential.* Residential uses will be on the upper story and ground floor of the condominiums when residential uses are permitted only on an upper story above a non-residential ground floor.
- *21.09.040C.3.b. District-specific standards for commercial districts - Arcades and covered walkways in the New Girdwood Townsite.* The condominiums would not have an arcade or roofed walkway when they are required along the street face of all new buildings.



- *21.09.040C.3.c.iv. District-specific standards for commercial districts - Use of setbacks in commercial districts.* A roof overhang will extend 4 feet into the south side setback for the commercial building to provide a roof for the pedestrian walkway when a roof overhang is allowed to project no more than 2 feet into a setback area.
- *21.09.060B.; Table 21.09-5 Table of Dimensional Standards.* The condominiums will exceed the maximum front setback of 20 feet by being located at the western edge of the property. Front setbacks in the gC-8 District are a minimum of 16 feet and a maximum of 20 feet.
- *21.09.080F.2.d. Building Style, Massing and Size - Scale and Size.* The eastern wall of the commercial building along Hightower Road is approximately 67 feet long. This wall is proposed to have large windows to mitigate the building mass for pedestrians. The requirement is for no wall to be longer than 42 feet without a change or alternation in alignment.
- *21.09.080F.3.a. Roof Form - Pitch.* The pitch of the commercial building roof is proposed to be 2:12 for snow safety and for a cohesive look with the condominium buildings. The requirement is for the primary roof structure to have a pitch between 8:12 and 12:12.

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

A. The Commission makes the following findings of fact:

1. The application meets the seven development master plan approval criteria in *AMC 21.09.030F.5*, including conformance with the *Girdwood Area Plan*, *Official Streets and Highways Plan*, and *Girdwood Commercial Areas and Transportation Master Plan*.
2. The six proposed design alternatives are equivalent to or exceed the generally applicable development standards in *AMC 21.09.040 Girdwood - Zoning districts*, *21.09.060 Girdwood - Dimensional standards*, and *21.09.080 Girdwood - Building design standards*.
3. The Glacier City Development Master Plan will address water quality and drainage through submitting a comprehensive grading and drainage plan and storm water management report, as well as through a storm water pollution prevention plan (SWPPP) during construction. Setback widths for California Creek provided in *Table 21.07-1 Minimum Stream Setback Width per Side in AMC 21.07.020B.9.b. Natural resource protection*,



Watercourse, water body, and wetland protection - Stream setbacks would be met by the property owner.

4. The Glacier City Development Master Plan considers pedestrian flow for bicyclists and pedestrians and conditions of approval will move the sidewalk into the Hightower Road right-of-way and require an Improvement to Public Place agreement for Hightower Road improvements, which is in accordance with the gC-8 District intent in Title 21 describing a strong relationship to the street and a human scale for the new Girdwood townsite core.
 5. The property owner will enter into a parking agreement per *AMC 21.09.070L.2.*, which allows required parking for non-residential uses within the gC-8 District to be located off-site within 600 feet in community parking facilities under a municipal parking agreement.
 6. The Girdwood Board of Supervisors passed and approved Resolution 2022-01 in support of the Glacier City Center Development Master Plan, inclusive of the six design alternatives.
 7. The property owner held four opportunities for public comment with the Girdwood community and there was no public opposition to the project aside from noise concerns, which led the property owner to reduce the size and use times of the deck for the commercial building as a noise mitigation measure.
- B. The Commission APPROVES of the Glacier City Center Development Master Plan, subject to the following conditions of approval:
1. The Development Master Plan shall be substantially in compliance with the petitioner's application, narrative, submittals, and the plans on file at the Planning Department, except as modified by these conditions of approval.
 2. A notice of zoning action shall be filed with the State of Alaska Recorder's Office before operation of the establishment.
 3. Amend the Development Master Plan to show barrier curb, gutter, and sidewalk within the right-of-way adjacent to the full-length of the property line along Hightower Road.
 4. Remove landscaping shown within the right-of-way.



5. Reduce the number of driveway connections to Hightower Road from two driveways to one driveway.
6. Vacate the 25-foot building setback easement and vacate or realign the 20-foot telecommunications easement and 8-foot electrical easement on Plat 95-35 where in conflict with proposed structures near the western property line through a separate platting action.
7. Resolve with Traffic Engineering the following:
 - a. Provide additional information on existing street lighting levels to determine if additional street lighting will be required for the section of Hightower Road that has frontage along this parcel.
 - b. Provide analysis to determine if 14-foot poles are sufficient for exterior parking space lighting for the commercial portion of the development.
 - c. Revise architectural and civil site plans to provide adequate details for a complete review of compliance with AMC 21.07 design standards, including dimensions of driveways, circulation, and parking spaces as well as grade information for the parking lot and sidewalk.
 - d. Provide adequate details to show compliance with the American with Disabilities Act, to include grade, dimensions, signage, and striping.
 - e. Provide adequate details on the bicycle parking spaces to show if the square footage of the spaces and their location on the site meet requirements of bicycle parking spaces in AMC 21.07.09K.
 - f. Record a parking agreement.
8. Resolve with Private Development the following:
 - a. Submit comprehensive grading and drainage plan and storm water management report.
 - b. Enter into an Improvement to Public Place agreement for Hightower Road improvements.
9. Obtain review by Alaska Fire Marshal.



Advisory Comments:

Contact Anchorage Health Department/Food Safety & Sanitation for plan review and health permitting as necessary for commercial businesses on the premises.

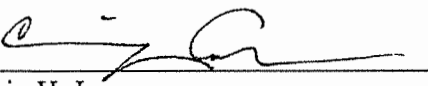
Meet AMC 15.70 noise level requirements, particularly during construction and at property line limits.

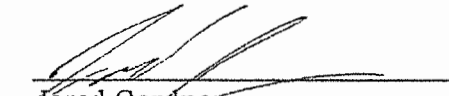
Address posting will be required in two locations. One posting is required at the driveway entrance off Hightower Road showing the range of addresses in the following format: "House Number-House Number Hightower Road" with a minimum of 8-inch letters/numbers. Individual addresses posted for each unit at the front door are also required.

Consider electric vehicle charging and parking in the final design of the parking lot.

PASSED AND APPROVED by the Anchorage Municipal Planning and Zoning Commission the 14th day of February, 2022.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of March, 2022.


Craig H. Lyon
Secretary


Jared Gardner
Chair

(Case 2022-0017; Tax ID No. 075-031-41)

ea

