

**Cover sheet for Master Development Plan amendment to
Glacier City Center, Girdwood Alaska**

Parcel ID: 075-031-41

Legal : GIRDWOOD ELEMENTARY SCHOOL TR E3

GLACIER CITY TOWNHOMES

OWNER:

GLACIER CITY DEVELOPMENT LLC

NATHEN AND ELIZABETH ELLIS

PO BOX 274 GIRDWOOD AK 99587

258 GUNNYSACK MINE RD GIRDWOOD AK 99587

907-351-6636

glaciercitydevelopment@gmail.com

OWNERS ARE THE PETITIONERS AND NOT A REPRESENTATIVE.

Nathen Ellis



Elizabeth Ellis



AMC 21.09.030 F.6 Modification of Development
Master plan

Accepted by: E. Appley

poster + affidavit:

Fee: \$1,130

Case #: 2024-0022

meeting date: PZC 4/8/24
(public hearing)

CASE NO. 2024-0022
PZC: 04/08/2024

Glacier City Development Master Development Plan Amendment
DMP 2022-0017.

Narrative:

This is a proposal for an amendment to the Glacier City Development Master Plan (DMP). The DMP 2022-0017 was approved through the Planning and Zoning Commission on March 7, 2022.

Glacier City Development is a horizontal mixed-use project with residential units near the back of the lot bordering California Creek. The two buildings each have 5 units, the south building is completed and is currently occupied, the north units are under construction anticipated to be completed in May 2024.

The initial plan for the commercial building through the DMP was a two story 8716 sq ft building located in the South East corner of the lot. The proposed change is to a single story approximately 4,423 SF building which is currently in the concept design process through Spark Design. The intended usage of this building would stay the same as the original DMP which is a coffee house-eatery, and a craft distillery. A second potential building site is included in the change to the DMP this building site would be able to accommodate an approximately 2537 SF single story building. The potential usages of this building includes retail space, fitness center, or other commercial usage to enhance the downtown area of Girdwood. Building design of all commercial buildings will meet or exceed requirements in Title 21.09

A primary proposed change to the Master Development Plan includes adapting the parking requirements to suit the new parking ordinance passed by the Anchorage Assembly

Under the previous plans for the building size and the parking regulations, 96 parking spaces were required for the site, 79 of those were for the proposed commercial building. Of the 79, 35 community parking sites were provided through a recorded parking agreement with MOA. The community parking designated is within 600 feet of the lot as per the old ordinance. The proposed site plan will include 12 parking places, 2 of which are ADA compliant. Two EV charging stations have been added. Bicycle parking will be utilized as well conforming to code requirements.

Notifications to the public were sent out via mailers as per municipal code for amendment to a Master Development Plan. The notification gave notice of an informational meeting with Girdwood Board of Supervisors which occurred on December 18th 2023. The public had no adverse comments in relation to the changes proposed.

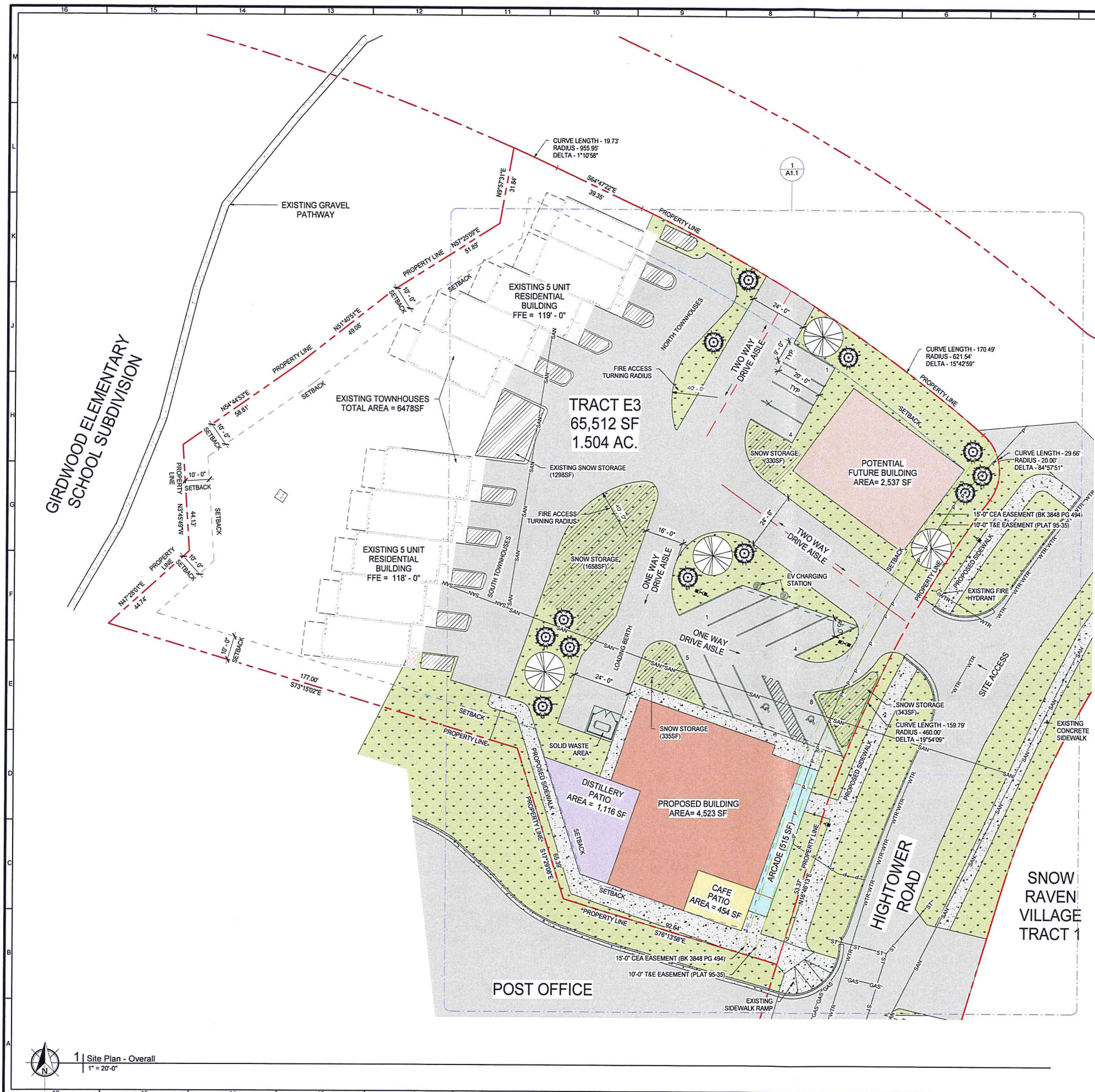
Not related to the proposed changes, the Right of Way improvements to be made by the developer will include the addition of a sidewalk connecting to the downtown area as well as installation of two streetlights as required by traffic standards for the Girdwood Downtown district.

This change in the Development Master Plan will incorporate more outdoor space, encouraging walking or other alternative transportation such as bicycles. This conforms with the priorities of the Girdwood Area Plan. The building sites will provide much needed commercial structures that blend with the site rather than situated to suit a large parking lot. With the change to single story buildings, it will minimize any impact to the surrounding residential buildings. There is sufficient public safety for this development in place for Girdwood, Utilities are all readily available along Hightower Street frontage. There is no negative fiscal impact to the MOA.

This concludes the narrative portion of the proposed amendment to the Development Master plan Case 2022-0017.

Thank you for your consideration.

Nathen and Elizabeth Ellis
Glacier City Development



ZONING ANALYSIS SUMMARY

GIRDWOOD ZONING DISTRICT: gC-8
LOT SIZE: 65,512 SF
MAXIMUM LOT COVERAGE BY BUILDING PER TABLE 21.09.060-6 - 60%
PROPOSED LOT COVERAGE BY BUILDINGS IS 13,538SF (20.6%)

PARKING REQUIRED PER TABLE 21.07-4:
SEE GLACIER CITY CENTER PARKING ANALYSIS

PARKING ANALYSIS SYNOPSIS:
PROPOSED BUILDING
0 PARKING SPACES REQUIRED (REFER TO 21.07.090-E.1)
12 PARKING SPACES PROVIDED
2 ADA COMPLIANT STALLS REQUIRED
2 ADA COMPLIANT STALLS PROVIDED

EXISTING PARKING PROVIDED FOR TOWNHOUSES: 10 STALLS

SETBACK REQUIREMENTS:
FRONT SETBACK: 15'-0" MIN., 20'-0" MAX.
SIDE SETBACK: 10'-0"
REAR SETBACK: 10'-0"

PARKING STALL DIMENSIONS:
45 DEGREE PARKING STALLS:
9'-0" WIDE x 20'-0" DEEP
AISLE WIDTH (ONE WAY): 12'-0"
AISLE WIDTH (TWO WAY): 24'-0"

90 DEGREE PARKING STALLS:
9'-0" WIDE x 20'-0" DEEP
AISLE WIDTH (ONE WAY): 23'-0"
AISLE WIDTH (TWO WAY): 24'-0"

SNOW STORAGE REQUIREMENTS:
REQUIRED SNOW STORAGE PER 21.09.070 K.1 b: 20% OF PLOWED AREA

PLOWED DRIVEWAY, RAMP & WALKWAY AREA: 19,582 SF
REQUIRED SNOW STORAGE AREA: 3,916 SF
PROVIDED SNOW STORAGE AREA: 3,964 SF

LANDSCAPING REQUIREMENTS:
REQUIRED NATURAL VEGETATION AREA RETAINED PER TABLE 21.09.070-10
(10% OF LOT SIZE) = 6,551 SF
NATURAL VEGETATION AREA RETAINED: 10,000 SF+
REQUIRED PERMEABLE SURFACE AREA
PER TABLE 21.09.070-10 (20% OF LOT SIZE) = 13,102 SF

PERMEABLE SURFACE PROVIDED:
LOT SIZE: 65,512 SF
BUILDING FOOTPRINT: 13,538 SF
PAVED DRIVEWAYS: 19,582 SF
PATIO & ARCADE AREA: 2,085 SF
CONCRETE PATHWAYS: 6,855 SF
TOTAL PERMEABLE SURFACE PROVIDED: 24,452 SF

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- GAS LINE
- UNDERGROUND POWER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER MAIN LINE
- ASPHALT
- CONCRETE SIDEWALK
- GRASS - SOD ON 6" DEPTH TOPSOIL
- SNOW STORAGE AREA
- METAL SIGN - BARRIER-FREE PARKING ONLY
- FIRE HYDRANT
- PROPOSED LED SINGLE OR TWO HEADED LIGHT FIXTURE C/W 25' POLE. REFER TO SITE PLANS FOR TYPE AND LOCATION.
- ELECTRIC VEHICLE CHARGING STATION

KEYPLAN

CLIENT INFORMATION:

Revision Schedule

CONSULTANT LOGO:

NO.	BY	DESCRIPTION	DATE
1	XX	ISSUE FOR XXX	2015 XX XX

ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL

PROJECT: Glacier City Centre
LOCATION: Girdwood, Alaska

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Do not scale this drawing. All dimensions, data and levels, shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

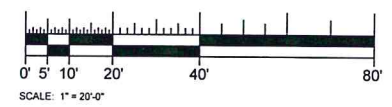
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Site Plan - Overall

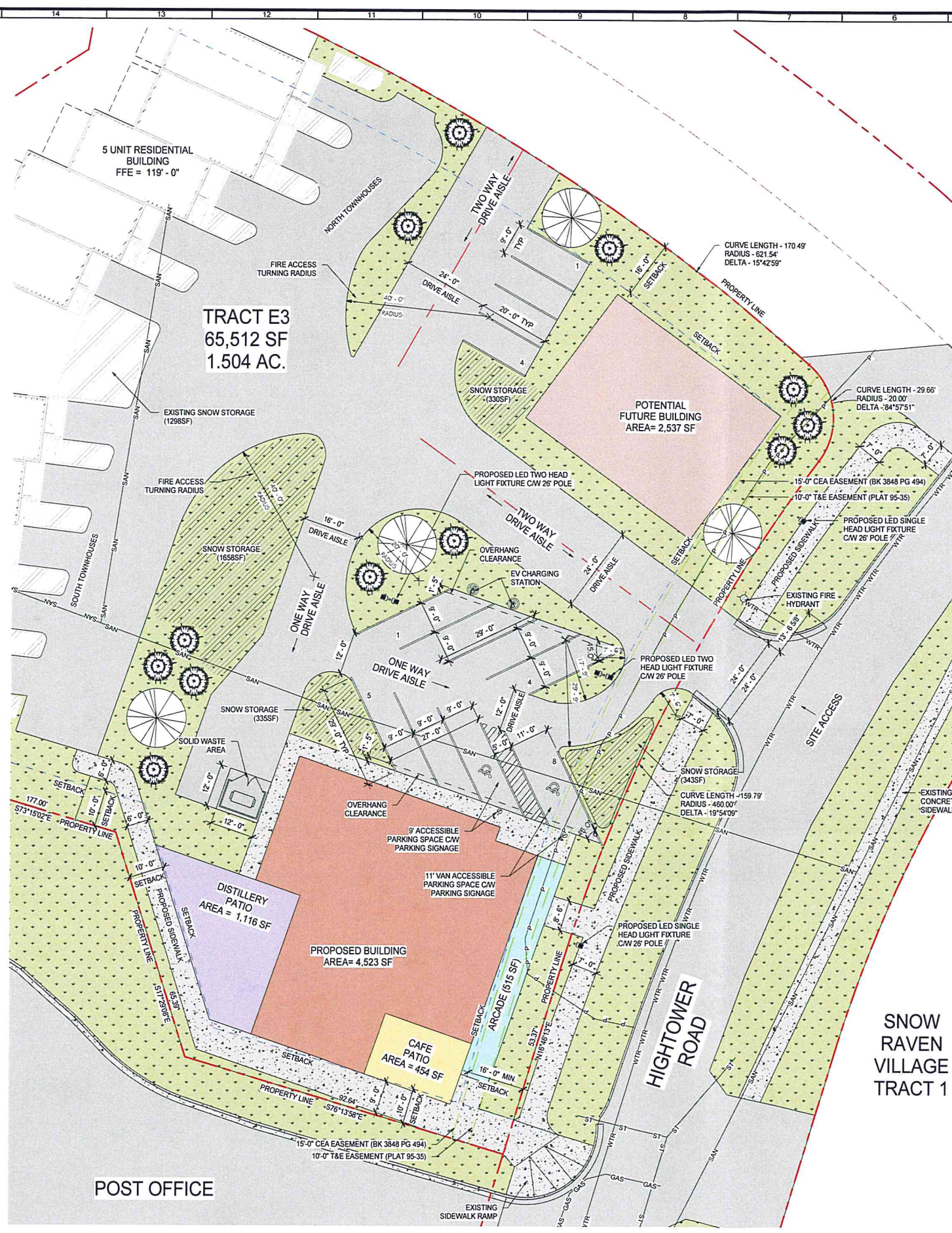
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CHECKED BY: CAR AF

SCALE: 1" = 20'-0"

PROJECT: 23008 GGCMU
ISSUE FOR: MEETING WITH AHJ
ISSUE DATE: 2023 08 10
REV. NO. SHEET NO. A1.0

1 Site Plan - Overall
1" = 20'-0"





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KEYPLAN

CLIENT INFORMATION

#	Description	Date
Revision Schedule		

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1	XX	ISSUE FOR XXX	2015 XX XX

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ARCHITECT
ALVIN REINHARD FRITZ
INC.

PROFESSIONAL SEAL:

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Site Plan	

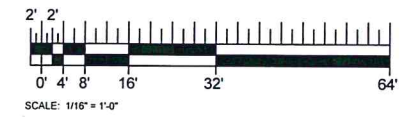
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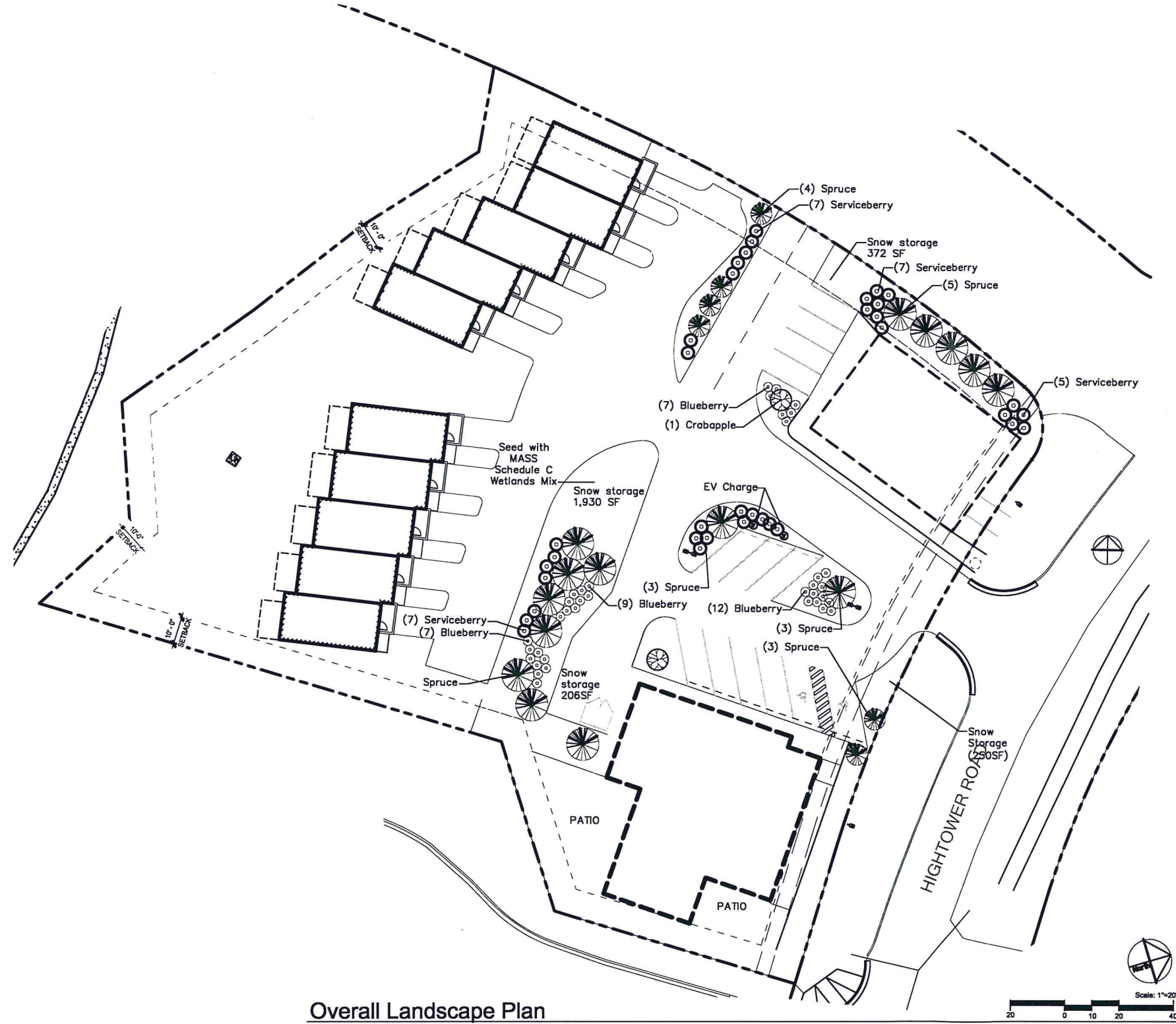
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PROJECT: Glacier City Centre	LOCATION: Girdwood, Alaska
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A1.1

1 | Site Plan
A1.0 1/16" = 1'-0"





Overall Landscape Plan

Landscape Details / Planting Schedule Forthcoming

MOA PERMIT #C00-0000 01/04/24



GLACIER CITY CENTER
SITE DRAWINGS
BIRDMOOD, ALASKA
CONCEPT DESIGN
LANDSCAPE PLAN

SUBMITTAL: 01.04.2024
DRAWN BY: NEH
CHECKED BY: NEH
REVISIONS:

JOB NUMBER XXX
COPYRIGHT XXX
LANDSCAPE PLAN

L1.0