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Recording District 301 Anchorage

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Page 1 of 5



NOTE

Send original recorded document to:

Municipality of Anchorage
Current Planning Section
Planning Division
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 a major site plan review for the South Anchorage Sports Park improvements project has been duly approved by the Urban Design 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 site plan approval as set forth in the Municipal zoning file 2016-0043. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL: Tract B, Soccer & Baseball Subdivision (Plat 98-53), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of West Klatt Road, west of C Street, south of O'Malley Road, and east of Klatt Bog.
PETITIONER: Municipality of Anchorage Parks and Recreation
REQUEST: Major Site Plan Review per AMC 21.03.180 for 2016 South Anchorage Sports Park Improvements Project.
ATTACHMENT: Copy of the Municipality of Anchorage, Urban Design Commission Resolution No. 2016-006

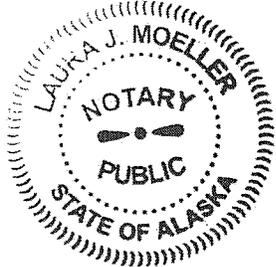
Terry Schoenthal

Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
))
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 11th day of OCTOBER 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, 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 11th day of OCTOBER, 2016 in this certificate first above written.



Laura Moeller

Notary Public in and for Alaska
My Commission expires: 2/22/17



MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION RESOLUTION NO. 2016-006

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW IN ACCORDANCE WITH AMC 21.03.180 FOR THE 2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS PROJECT LOCATED ON TRACT B, SOUTH ANCHORAGE SPORTS PARK SUBDIVISION, (PLAT 98-53), GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, NORTH OF WEST KLATT ROAD, AND EAST OF THE KLATT BOG, WITHIN THE SW 1/4 OF SECTION 24, T12N, R4W, AND THE NW 1/4 OF SECTION 19, T12N, R3W, S.M., ALASKA.

(Case 2016-0043; Parcel I.D. 019-011-10)

WHEREAS, a request has been received from the Anchorage Parks and Recreation Department for approval of a Major Site Plan Review in accordance with AMC 21.03.180 for the 2016 South Anchorage Sport Park Improvements Project located on Tract B; South Anchorage Sports Park Subdivision, (Plat 98-53), generally located south of O'Malley Road, north of West Klatt Road, and east of the Klatt Bog, within the SW 1/4 of Section 24, T12N, R4W, and the NW 1/4 of Section 19, T12N, R3W, S.M., Alaska; and

WHEREAS, a public hearing was held before the Urban Design Commission on May 11, 2016.

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

- A. The Commission makes the following findings of fact:
1. The Commission found that the site plan improvements proposed for the South Anchorage Sports Park generally conformed to the approved Master Plan for the Park.
 2. The Commission found that the proposed location of the Radio Controlled (RC) Park will require mitigation measures to reduce the noise and visual impacts to the neighborhood to the south across Klatt Road.
 3. The Bayshore-Klatt Community Council approved the Major Site Plan for the South Anchorage Sports Park with a recommendation that an eight foot (8') berm be constructed along the south boundary of the RC Park, as well as installation of landscaping on the south boundary of the RC Park.
 4. The Commission approved an amendment to the Master Plan to require a six foot (6') berm. The height of the berm was reduced to ensure adequate sight-lines to enable APD patrol cars to monitor activity within the park thereby ensuring public safety.
 5. The Commission approved an amendment to the site plan for the addition of visual enhancement landscaping along the south boundary of the RC Park. It was noted that landscaping will also



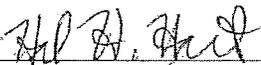
be installed along a portion of the south side of Klatt Road to provide additional mitigation for the homeowners located directly across from the RC Park.

B. The Commission APPROVES the South Anchorage Sports Park Major Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:
 - a. 2016 South Anchorage Sports Park Improvement Project, prepared by The Boutet Company, Inc. Sheets: UDC Site Plan Exhibit, as amended, no date G1, G2, G3, dated: 3/2/2016; C1, C2 C3, C4, C5, C6; C7, C8, C9, C10, C 11, C12, C13, C14, dated: 3/2/2016; L1, L2, L3, L4, L5, L6, L7, 3/2/2016; E1, E2, E3, E4, E5, E6, E7, E8, 2/25/2016.
2. Revise Sheets C2, C3, C6, C8, C9, C10, L2, L5, L6 to conform to the UDC Site Plan Exhibit, as amended.
3. A notice of zoning action and the resolution shall be filed with the State of Alaska District Recorder's Office. Poof of such shall be submitted to the Planning Department.
4. Obtain specific parking requirements and approval from the traffic engineer and the planning director.
5. Traffic control signage and shoulder street markings shall conform to the use specifications in the Manual on Uniform *Traffic Control Devices*.

PASSED AND APPROVED by the Municipal Urban Design Commission on the 11th day of May, 2016.

ADOPTED by the Anchorage Municipal Urban Design Commission this 13th day of July, 2016. This written decision/resolution of the Urban Design Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.03.030.



Hal H. Hart, AICP
Secretary



Edward Leonetti
Chair

(Case 2016-0043)
(Parcel I.D. No. 019-011-10)

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