

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2024-009**

A RESOLUTION APPROVING A MODIFICATION TO THE GLACIER CITY CENTER DEVELOPMENT MASTER PLAN, WITHIN A 1.5-ACRE TRACT, GENERALLY LOCATED WEST OF HIGHTOWER ROAD, NORTH OF LINDBLAD AVENUE, EAST OF CROW CREEK ROAD, AND SOUTH OF GIRDWOOD ELEMENTARY SCHOOL, IN GIRDWOOD.

(Case 2024-0022; Tax I.D. No. 075-031-41)

WHEREAS, a request has been received from Glacier City Development, LLC, for a modification to the Glacier City Center Development Master Plan, within a 1.5-acre tract, 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, notices were published, posted, and mailed, and a public hearing was held on April 8, 2024.

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

A. The Commission makes the following findings of fact:

1. The modification shows a level of responsiveness to policy direction with the recent code amendment not requiring a minimum number of parking spaces.
2. The modification adds EV charging stations and enhancements to non-motorized pedestrian amenities.
3. Removal of the second story deck from the southeast commercial building will likely minimize the noise impacts to the surrounding properties.
4. No public testimony was provided during the public hearing, and this expresses the strength of the proposed modification. Other recent cases in Girdwood have had large public turnout with comments for or against.

B. The Commission APPROVES the Modification to the Glacier City Center Development Master Plan, subject to the following conditions of approval:

1. The Modified 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. Proof shall be provided to the Planning Department.

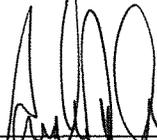
3. Remove “potential future building” from sheets A1.0 and A1.1 with wording making it clear this building is being constructed as part of the Modified Development Master Plan approval.
4. Resolve with Planning:
 - a. Adjust sheets A1.0 and A1.1 to make clear the use of the northeast commercial building. This approval is for the uses provided in the application of a fitness center and general retail.
 - b. Clarify square footage for snow storage as two different square footages are shown on sheets A1.0/A1.1 and L1.0.
5. Resolve with Private Development: Adjust sheets A1.0 and A1.1 for work shown in the California Creek Way right-of-way and for curb and gutter work shown along the west side of Hightower Road.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 8th 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 Anchorage Municipal Code section 21.03.050A.



Craig H. Lyon
Secretary



Andre Spinelli
Chair

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