

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-037**

A RESOLUTION GRANTING DEVELOPMENT MASTER PLAN APPROVAL IN THE GRST-2 DISTRICT, FOR ALYESKA SUBDIVISION PRINCE ADDITION, TRACT D, PER PLAT 87-131, IN CONFORMANCE WITH AMC 21.09.030F., CONSISTING OF APPROXIMATELY 9.447 ACRES, LOCATED IN GIRDWOOD, ALASKA.

(Case 2014-0082; Parcel ID. Nos. 075-041-52, -53, -54, -56, -57, and -58)

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WHEREAS, a request was received from Tract D, LLC., for development master plan approval, in the GRST-2 district, for Alyeska Subdivision Prince Addition, Tract D, per Plat 87-131, in conformance with AMC 21.09.030F., consisting of approximately 9.4447 acres, located in Girdwood, Alaska; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held before the Planning and Zoning Commission on June 9, 2014.

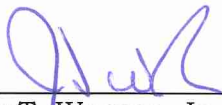
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

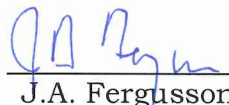
- A. The Commission makes the following findings of fact:
1. The development master plan meets the intent and requirements of AMC 21.09.030F., the Alyeska Resort Area Master Plan, and the 1995 *Girdwood Area Plan* land use plan map.
  2. This is a very well thought out plan for the property. This development shows that thoughtful area master planning leads to good development.
  3. Multiple pedestrian connections are included in the plan.
  4. The Girdwood Board of Supervisors provided a letter of non-objection for the development master plan.
- B. The Commission approves the development master plan subject to the following conditions:
1. A notice of zoning action and a copy of the approved resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be provided the Planning Division.
  2. This approval is subject to the petitioner's application, narrative, submittals, and the plans on file at the Planning Division, except as modified by these conditions of approval.
  3. Record a suitable replat of the Commercial Tract Fragment Lot Site Plan for Alyeska Subdivision Prince Addition, Tract D, Fragment Lots 1 through 7.

4. Modify the Alyeska Resort Area Master Plan to provide 148 dwelling units and 9,500 sf of commercial uses on Tract D.
5. Tract D will be developed in compliance with the use and design standards for the GRST-2 (new base resort) district in AMC 21.09.
6. Prior to development of Phase 3, obtain approval of a modification of the development master plan for review of the timeshare units.
7. Resolve with the Non-Motorized Transportation Coordinator adding pedestrian routes from the large parking area to the hotel/restaurant area.
8. Resolve with the Non-motorized Transportation Coordinator and the adjacent property owner of Tract F, to provide a summer pathway connection to the Winner Creek Trail, if topography allows.
9. The development master plan shall conform to the approved TIA update.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9<sup>th</sup> day of June, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14<sup>th</sup> day of July, 2014. 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 21.30.030

  
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Jerry T. Weaver, Jr.  
Secretary

  
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J.A. Fergusson  
Chair

(Case 2014-0082; Parcel ID Nos. 075-041-52, -53, -54, -56, -57, and -58)  
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