

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-049

A RESOLUTION APPROVING THE REVISED *GIRDWOOD SOUTH TOWNSITE AREA MASTER PLAN*.

(Case 2014-0123)

WHEREAS, the Heritage Land Bank owns large tracts of land in the South Townsite in Girdwood, generally located south of the Alyeska Highway, north of Ruane Road, between California and Glacier Creeks; and

WHEREAS, in anticipation of future development plans for this area, the Heritage Land Bank obtained approval of an area master plan for the Girdwood South Townsite (Resolution 2009-019; Case 2008-134), as per requirements in the Anchorage Municipal Code's Title 21 Chapter 9 for area master plans; and

WHEREAS, the Heritage Land Bank hired a contractor to revise this area master plan, which included considerable public involvement, document updates, and the inclusion of the conditions of approval from the original Planning and Zoning Commission resolution; and

WHEREAS, this area master plan included land use recommendations, development scenarios in phases, and certain other site development and design details, all of which were in conformance with the *Girdwood Area Plan* and the site's zoning districts; and

WHEREAS, the Planning Division's review found this revised area master plan to be in conformance with Anchorage Municipal Code's Title 21 Chapter 9 provisions for area master plan submissions; and

WHEREAS, public hearing notices were posted, published, and mailed, and on September 8, 2014, a public hearing was held in Anchorage on the draft 2014 *Girdwood South Townsite Area Master Plan* revision; and

WHEREAS, no adverse comments were received during the case review or at the public hearing.

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

- A. The Commission makes the following findings of fact:
 1. The master plan provides significant community benefits in terms of design, community facilities, open space, and other community amenities.

2. Girdwood stakeholders participated in the planning process and support the master plan and desire to continue to have a high level of involvement in the planning and development process.
 3. The master plan complies with the intent of the *Girdwood Area Plan*, *Girdwood Commercial Area and Transportation Master Plan*, other applicable transportation plans, and the standards of Chapter 9 of Title 21.
 4. The master plan's proposed development is compatible with the character of the surrounding area and minimizes potential adverse impacts to the surrounding areas.
 5. The master plan allows the community to move forward on the redevelopment of the road through the planning area. It also retains the language from the original plan that specifies the importance of traffic calming at Alyeska Highway and the entrance to the South Townsite.
 6. The Girdwood Board of Supervisors Land Use Committee supports the recommendations of the revision and passed a resolution of support for the master plan update at its August 18, 2014 meeting.
- B. The Planning and Zoning Commission approves the 2014 *Girdwood South Townsite Area Master Plan* revision with the following staff recommendations from the staff packet dated September 8, 2104:
1. In order for this plan to be consistent with the Girdwood code, change the title of the document to the *Girdwood South Townsite Area Master Plan*.
 2. The area master plan may be phased according to the development areas outlined in Chapter 8. However, the final configuration of the area's second Collector IC, as described in the *Official Streets & Highways Plan* (OS&HP) and the *Girdwood Commercial Area and Transportation Master Plan* (CAT Plan) must be identified and those plans amended accordingly prior to or as part of the development master plan for Phase 3, whichever requires the roadway first.
 3. The forthcoming development master plans will include plans and design details for snow management within the South Townsite.
 4. Future development master plans should include additional design standards and guidelines, as necessary, above what is required for each land use in the Girdwood land use regulations.

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5. In order to be clear that the guidelines and policies of this area master plan apply only to lands under Heritage Land Bank control, the following items shall be included.
 - a. Page 1.1, amend Map 1.1, Girdwood South Townsite Study Area, to clearly depict the three privately owned in-holding lots in the south end of the study area.
 - b. Page 1.4, add the following sentence to the end of the first paragraph under the "Planning and Regulatory Context" section:

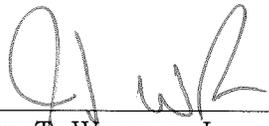
Guidelines and policies of this Area Master Plan do not apply to the three privately owned parcels in the south end of the planning boundary.

6. Amend the sentence in the top paragraph on page 8.8 of the Draft 2014 Plan, to read as follows:

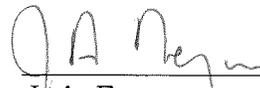
A second option is a connection to Alyeska Highway utilizing the a platted right-of-way on Juniper Drive or a route to be determined in the area between Juniper Drive and Ruane Road.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission the 8th day of September, 2014.

ADOPTED by the Anchorage Planning and Zoning Commission this 13th day of October, 2014.



Jerry T. Weaver, Jr.
Secretary



J. A. Fergusson
Chair