

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-018

A RESOLUTION APPROVING A PRELIMINARY PLAT AND FRAGMENT LOT SITE PLAN FOR 18 MONTHS FOR MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, FRAGMENT LOT 14A-1 AND VILLAGE AT GLENN SQUARE SUBDIVISION, LOT 1, WITHIN MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A, FRAGMENT LOT 14A, GENERALLY LOCATED EAST OF MOUNTAIN VIEW DRIVE AND NORTH OF THE GLENN HIGHWAY.

(Case: S-12061-1)

WHEREAS, a petition has been received from Cook Inlet Housing Authority, owner, for an 18-month approval of a preliminary plat and fragment lot site plan for Mountain View Development Subdivision, Fragment Lot 14A-1 and Glenn Square Subdivision, Lot 1 within Mountain View Development Subdivision, Tract 1A, Fragment Lot 14A, generally located east of Mountain View Drive and north of the Glenn Highway; and

WHEREAS, public hearing notices were posted, published, and mailed, and a public hearing was held before the Planning and Zoning Commission on April 14, 2014.

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

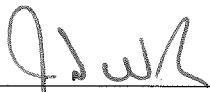
- A. The Commission makes the following findings of fact:
 - 1. The proposed subdivision meets the requirements of Anchorage Municipal Code, Title 21.
 - 2. There is no public opposition to the platting action.
 - 3. The proposed plat appears to be in the public's interest.
- B. The Commission approves the site plan.
- C. The Commission approves the plat for 18 months subject to the following:
 - 1. Resolve utility easements.
 - 2. Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved

grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.

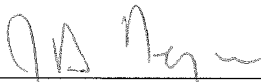
- b. Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
 - c. Any amendment or alteration of Fragment Lot 14A-1 shall require prior approval of the platting authority.
3. Make the following drafting changes in the vicinity map:
- a. Add "E" prefix to "E" 3rd Avenue label.
 - b. Add "E" prefix to E 16th Avenue label.
 - c. Add "Lake Otis" to Lake Otis Pkwy label or remove "Pkwy" portion.
4. Resolve TIA issues with Traffic Department as it pertains to Fragment Lot 14A-1.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 14th day of April, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of May, 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 the Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case S-12061-1)

DRW