

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-052

A RESOLUTION APPROVING A MASTER SITE PLAN FOR A LARGE RETAIL ESTABLISHMENT IN THE B-3 (GENERAL BUSINESS) DISTRICT; WITHIN DIMOND INDUSTRIAL SUBDIVISION, BLOCK 2, TRACT 5A, FRAGMENT LOTS 1, 2, 3, 4, 5, 6A-1, 7, 8A-1, 9A-1, 12, and 13; GENERALLY LOCATED SOUTH OF EAST DIMOND BOULEVARD AND WEST OF THE OLD SEWARD HIGHWAY, IN ANCHORAGE.

(Case 2014-0134; Parcel ID Nos. 013-092-24, 013-092-25, 013-092-26)

WHEREAS, a request was received from Dimond Center Holdings, LLC, to approve a master site plan for a large retail establishment in the B-3 (general business) district, to renovate the building exterior and to make site improvements; generally located south of east Dimond Boulevard and west of the Old Seward Highway, in Anchorage; and

WHEREAS, public hearing notices were mailed, posted, and published, and a public hearing was held before the Planning and Zoning Commission on September 8, 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 proposed master site plan for the Dimond Center meets the large retail establishment standards.
 2. The proposed pedestrian connections and improvements will improve pedestrian access to the mall. In addition, the landscape improvements will substantially enhance the parking lot.
 3. The aesthetic improvements to the façade of the building will benefit the community.
 4. In this case, it is sensible to take a holistic look at the entire mall so that the petitioner and the MOA may move forward with predictability and efforts will result in an improved site.
 5. This project could be a model for other large developments as the petitioner has the ability to move forward with façade improvements while working with the Planning Division.
 6. This project represents an innovative public/private partnership toward the redevelopment of an essential large commercial/retail node in our city.

B. The Commission approves the large retail establishment master site plan, subject to the following conditions:

1. This approval is subject to all standards for site plan reviews and large retail establishment site plan reviews, the petitioner's application, narrative, and the following plans on file at the Planning Division, except as modified by these conditions of approval.

Dimond Center, prepared by kpb architects, sheets L0.01, L0.02, L0.03, L0.04, L1.00, L1.01, L1.02, L1.03, L1.04, L1.05, A2.00, A2.10, A2.20, A2.30, A2.31, A2.40, A2.50, A2.60 dated 07.15.2014.

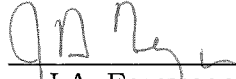
2. A notice of zoning action shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Provide two pedestrian walkways: 1) a connection from Old Seward Highway to the southeast corner of the tower with the first renovation phase, 2) a connection from the Old Seward Highway to the northeast corner of the building will occur with the second phase of renovation.
4. Add bike racks to the south side of the office tower and bike racks at each of the two mall entrances on the north side.
5. Administrative review for compliance with the large retail establishment standards related to façade improvements shall occur with each phase of the renovation.
6. If MOA Dimond Transit Center Access Improvements have not started by December 31, 2017 the applicant shall negotiate with MOA and the Planning Division to complete the following pedestrian improvements: 1) the connection between Dimond Boulevard and the northwest corner of the mall, and 2) between the South Tower and the bus stop on 88th Avenue.

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

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



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case 2014-0134; Parcel ID Nos. 013-092-24, 013-092-25, 013-092-26)

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