

**MUNICIPALITY OF ANCHORAGE**  
**URBAN DESIGN COMMISSION RESOLUTION NO. 2015-002**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR MULTIPLE STRUCTURES ON ONE LOT IN THE R-3 (MIXED RESIDENTIAL) DISTRICT, IN ACCORDANCE WITH AMC 21.07.110G.2.; WITHIN CREEKSIDE SUBDIVISION, TRACT D, PER PLAT 2012-65; GENERALLY LOCATED NORTH OF CREEKSIDE CENTER DRIVE AND EAST OF MULDOON ROAD, IN ANCHORAGE.

(Case 2014-0199; Parcel ID No. 006-411-22)

---

WHEREAS, a request has been received from Cook Inlet Housing Authority, owner, to approve a major site plan review for multiple structures on one lot in the R-3 (mixed residential) district, in accordance with AMC 21.07.110G.2.; within Creekside Subdivision, Tract D, per Plat 2012-65; generally located north of Creekside Center Drive and east of Muldoon Road, in Anchorage; and

WHEREAS, this project was reviewed under the “new” Title 21, effective January 1, 2014; and

WHEREAS, public hearing notices were posted, published, and mailed, and a public hearing was held before the Urban Design Commission on January 14, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Urban Design Commission that:

- A. The Commission makes the following findings of fact:
1. Cook Inlet Housing Authority is providing a quality project. The open space is well designed. The site is narrow, but the circulation and access issues have been addressed.
  2. This location is appropriate for this style of housing because of its proximity to employment centers and public transit.
  3. The landscaping along the north lot line, Muldoon Road, and Creekside Center Drive will be a benefit to the community.
  4. The proposed architectural design meets the standards for building articulation.
  5. The site plan’s building arrangement allows for daylighting and sunlight access throughout the site.
  6. The “U” shaped driveways provide for ample open space.
- B. The Commission approves the site plan, subject to the following conditions:
1. This approval is subject to the petitioner’s application, narrative, submittals, and the following plans on file at the Planning Division,

except as modified by these conditions of approval: Cook Inlet Housing Authority, Grass Creek North Master Set.

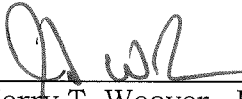
Sheets: ML1.00 – ML1.03, ML3.01, MC1.00, MC1.01, MC2.00 – MC2.02, MC3.00 – MC3.02, MC4.00, ME0.01, ME1.01, ME1.02, MFA1.01 – MFA1.04, MFM3.01, MFA2.01, MFA2.02, 1A1.01 – 1A1.03, 1A2.02, 1A3.01, 1A3.02, 2A1.01 – 2A1.04, 2A1.11 – 2A1.13, 2A2.01, 2A2.02, 2A3.01, 3A1.01 – 3A1.04, 3A2.01, 3A2.02, 3A3.01, 4A1.01 – 4A1.04, 4A2.01, 4A2.02, 4A3.01, 5A1.01 – 5A1.03, 5A2.01, 5A2.02, 5A3.01, 5A3.02, 6A1.01 – 6A1.03, 6A2.01, 6A2.02, 6A3.01, 6A3.02, MG3.00, and MA1.00.

2. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Provide a paved pedestrian walkway from the cul de sac to the west property boundary which abuts an unconstructed pedestrian right-of-way.
4. Provide a sidewalk on the road side of the western "U" shaped private drive.
5. Provide upright curbs of six inches in height along the unnamed street in accordance with 21.07.060E.4.d., *Standard for Pedestrian Facilities*.
6. Identify the location of electrical meters on the apartment building and townhouse units and provide screening, in accordance with 21.07.110C.10.c. and 21.07.110D.9., if necessary.
7. Show all of the parking spaces on the site plan that are also shown on the landscape plan.
8. Verify that the fence complies with 21.07.090H. *Fences*.
9. Define the multifamily building site entry in accordance with 21.07.110C.6.h. *Site Entry Feature*. Resolve with Planning, should a "design innovation credit" be proposed to satisfy a menu item.
10. During building permitting, confirm change of siding materials where required, as noted in the staff report.
11. Provide a shadow study to confirm compliance with 21.07.110C.9.f., *Sunlight Access for Neighbors*.

12. Verify that the sign complies with the required 8-foot minimum setback from the rights-of-way, in accordance with Table 21.11-1: *Signs in the Residential Districts and the Development Reserve District (DR)*.
13. Provide a tree and 5 shrubs in front of each townhouse dwelling in accordance with 21.07.110D.8.d., *Landscaping Bed and Planting Material Standards*, specific location details to be resolved with staff.

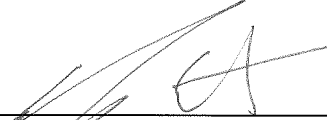
PASSED AND APPROVED by the Anchorage Urban Design Commission the 14<sup>th</sup> day of January, 2015.

ADOPTED by the Anchorage Urban Design Commission this 11<sup>th</sup> day of February, 2015. This written decision/resolution of the Urban Design Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.03.050.



---

Jerry T. Weaver, Jr.  
Secretary



---

Monica Emerton  
Chair

(Case 2014-0199; Parcel ID No. 006-411-22)

fm