

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-028

A RESOLUTION APPROVING A FINAL CONDITIONAL USE TO ALLOW A RESIDENTIAL BUILDING WITH 14 DWELLING UNITS PER ACRE, IN THE GR-4 (GIRDWOOD MULTIPLE FAMILY RESIDENTIAL) DISTRICT; WITHIN NORTH ADDITION TO ALYESKA SUBDIVISION, UNIT 3, BLOCK 6, LOT 5; GENERALLY LOCATED EAST OF TAOS ROAD AND WEST OF VERBIER WAY, IN GIRDWOOD.

(Case 2015-0041; Parcel ID No. 076-015-40)

WHEREAS, Anchorage Municipal Code section 21.09.050A.5. requires conditional use approval for multiple-family dwellings at a density of between 8 and 20 units per acre in the gR-4 (Girdwood multiple family residential) district; and

WHEREAS, a request was received from Josh Zellmer, owner, for a conditional use to allow a residential building with 14 dwelling units per acre in the gR-4 district; within North Addition to Alyeska Subdivision, Unit 3, Block 6, Lot 5, in Girdwood; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on June 8, 2015.

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

- A. The Commission makes the following findings of fact:
1. The proposal is consistent with the 1995 *Girdwood Area Plan* Land Use Plan Map. The request meets the general standards for conditional use approval (AMC 21.50.020) and the standards in chapter 21.09.
 2. The project team went to great lengths to reduce potential negative impacts on neighboring properties.
 3. The Girdwood Board of Supervisors provided a letter of non-objection to the proposal.
- B. The Commission approves a final conditional use to allow four dwelling units in one residential building on a 12,500 square foot lot, a density of 14 dwelling units per acre, in the gR-4 (Girdwood multiple family residential) district, subject to the conditions below:
1. This approval is subject to the petitioner's application, narrative, and the following plans on file at the Planning Division, except as modified by these conditions of approval:

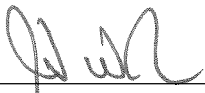
180 Taos Road; Sheet C1.0 Site Grading and Drainage Plan, prepared by Enterprise Engineering; Sheets A0.1 Site Plan – One Way Drive, A0.2 Location in Girdwood, A0.3 Rendering from Southwest, A0.4 Rendering from West, A0.5 Rendering – Overhead from Southwest, A1.1 First Floor

Plan, A1.2 Second Floor Plan, A1.3 Third Floor Plan, A2.1 West Elevation, A2.2 East Elevation, A2.3, North and South Elevations, A3.1 East-West Building Section at 3 Story Units, A3.2 East-West Building Section at 2 Story Unit, prepared by Z Architects.

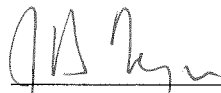
2. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Revise the site plan to show a paved driveway, in accordance with AMC 21.09.070L.8.
4. Revise the building elevations to show concrete board or CMU in the areas that are affected by snow accumulation and rain splashback.
5. Advisory Note: The Building Safety Section recommends that the building be designed by a licensed structural or civil engineer with expertise in seismic structural design.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 8th day of June, 2015.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 6th day of July, 2015. 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 2015-0041; Parcel ID No. 076-015-40)