

**NOTE**

Send original recorded document to:

Municipality of Anchorage
Current Planning Section
Planning Division
PO Box 196650
Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that a conditional use request to exceed permitted density in the gR-4 district has been duly approved by the Planning and Zoning Commission of the Municipal Planning Division providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the case type approval as set forth in the Municipal zoning file 2015-0041. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved conditional use or any subsequent amendments hereto.

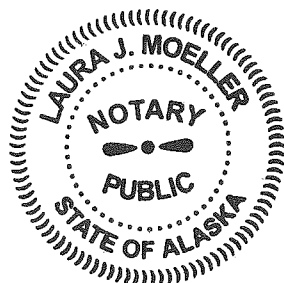
LEGAL: North Addition to Alyeska Unit No. 3, Block 6, Lot 5, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Toas Road, north of Crystal Mountain Road, and west of Verbier Way.
PETITIONER: Joshua Zellmer
REQUEST: Conditional Use to exceed permitted density in the gR-4 district per AMC Table 21.09.050-1: Table of Allowed Uses to allow a multifamily development consisting of four (4) dwelling units in one building.
ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2015-028.

for Erika McConnell
Director
Municipality of Anchorage
Community Development Department

STATE OF ALASKA)
))
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 15th day of SEPT, 2015 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Erika McConnell, to me known to be the duly appointed representative of the Director of the Community Development Department and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 15th day of SEPT, 2015 in this certificate first above written.



Laura J. Moeller
Notary Public in and for Alaska
My Commission expires: 2/22/17



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

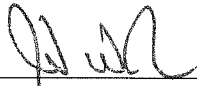


Plan, A1.2 Second Floor Plan, A1.3 Third Floor Plan, A2.1 West Elevation, A2.2 East Elevation, A2.3, North and South Elevations, A3.1 East-West Building Section at 3 Story Units, A3.2 East-West Building Section at 2 Story Unit, prepared by Z Architects.

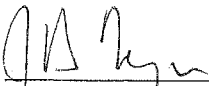
2. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Revise the site plan to show a paved driveway, in accordance with AMC 21.09.070L.8.
4. Revise the building elevations to show concrete 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)

fm

