

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-013**

A RESOLUTION APPROVING A PUBLIC HEARING SITE PLAN REVIEW FOR A VEHICLE STORAGE FACILITY IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1, FRAGMENT LOT 14A; GENERALLY LOCATED NORTH OF THE GLENN HIGHWAY, EAST OF MOUNTAIN VIEW DRIVE, AND WEST OF BRAGAW STREET, IN ANCHORAGE.

(Case 2016-0018; Parcel No.004-051-44)

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WHEREAS, a petition has been received from Bass Pro Shops for a public hearing site plan review for a storage facility in the B-3 (general business) district for Mountain View Development Subdivision, Tract 1A-1, Fragment Lot 14A; generally located north of the Glenn Highway, east of Mountain View Drive, and west of Bragaw Street, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on March 7, 2016.

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

- A. The Commission makes the following findings of fact:
  1. The site plan meets the minimum standards for a vehicle storage facility in the B-3 district. The site plan does an exemplary job of buffering from neighbors. This project will have no negative impact on the shopping environment because it is located just little off of the main commercial area.
  
- B. The Commission approves the public hearing site plan review, subject to the following conditions:
  1. A notice of zoning action shall be filed with the State Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Division.
  2. All construction and uses shall generally conform to the following plans and narrative, except as amended by this approval:
    - a. Bass Pro Boat Storage; Sheets B1 Boat Layout Plan, C1 Site Plan, C2 Grading Plan, B1 Lighting Layout Plan, L1 Landscape Plan, L2 Landscape Details, and L3 Landscape Details; prepared by CRW Engineering Group, LLC.

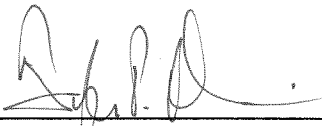
PASSED AND APPROVED by the Municipal Planning and Zoning Commission the 7th day of March 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14<sup>th</sup> day of March, 2016. 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.



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Hal H. Hart, AICP  
Secretary



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Tyler Robinson  
Chair

(Case 2016-0018)

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