

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-017

A RESOLUTION APPROVING A MASTER PLAN FOR THE MULDOON TOWN SQUARE PARK LOCATED ON TRACTS A, B, C, AND D, MULDOON ESTATES SUBDIVISION (PLAT 2014-30) AND LOT 3, MULDOON ESTATES SUBDIVISION (PLAT 2017-18), GENERALLY LOCATED SOUTH OF DEBARR ROAD, EAST OF MULDOON ROAD, AND NORTH OF EAST 14TH AVENUE, WITHIN THE NE 1/4 OF SECTION 24, T13N, R3W, S.M., ALASKA.

(Case 2016-0025; Parcel I.D. 006-401-07; 006-401-10; 006-401-08; 009-401-05)

WHEREAS, a request has been received from Anchorage Parks and Recreation Department for approval of a Master Plan for the Muldoon Town Square Park located on Tracts A, B, C, and D, Muldoon Estates Subdivision (Plat 2014-30) and Lot 3, Muldoon Estates Subdivision (Plat 2017-18), generally located south of DeBarr Road, east of Muldoon Road, and north of East 14th Avenue, within the NE 1/4 of Section 24, T13N, R3W, S.M., Alaska; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on April 11, 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 planning for the Muldoon Town Square Park has been a long process and the Commission applauds all those who have been involved in the process to bring the Plan to fruition.
 2. The Commission recommended that the Plan be amended to remove the proposal to delete the DeBarr Road right-of-way and the idea of parking within that right-of-way.
 3. Upon further discussion, the Commission approved parking within the right-of-way as a temporary use until such time in the future that DeBarr Road may be needed for access to Joint Base Elmendorf-Richardson.
 4. The Commission found that the temporary use of the DeBarr Road right-of-way for parking needs to be recognized in the Master Plan for the Muldoon Town Square Park.
 5. The Commission approved an amendment to the Master Plan to delete the recommendation to vacate the East DeBarr Road right-of-way by a unanimous vote.
 6. The Commission approved a second amendment to allow temporary parking in the right-of-way, which could be long-term

parking, and if, at some point, the right-of-way is needed to access further to the east than the temporary parking would be relocated elsewhere, by a vote of seven in favor and one opposed.

7. The main motion to approve the Master Plan as amended passed unanimously.

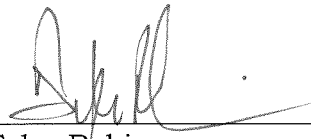
B. The Commission APPROVES the Muldoon Town Square Park Master Plan, subject to the following conditions:

1. This approval is subject to the application, site plan, and the Muldoon Town Square Park Master Plan on file in the Planning Department except as modified below.
2. Submit a project specific full drainage analysis and calculations to Private Development under the building permit process for review and approval.
3. Resolve access issues to Muldoon Road with the Alaska Department of Transportation and Public Facilities (ADOT&PF).
4. Enter into parking agreement(s) with the Municipality of Anchorage Planning Department, Land Use Review Division.
5. Delete reference to the vacation of DeBarr Road right-of-way from the Master Plan which may be needed for future connection to Joint Base Elemendorf-Richardson. The temporary use of the right-of-way for parking shall be recognized in the Master Plan.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 11th day of April, 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 6th day of June, 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 Anchorage Municipal Code 21.03.030.

for 
Hal H. Hart, AICP
Secretary


Tyler Robinson
Chair

(Case 2016-0017)
(Parcel I.D. Nos. 006-401-07; 006-401-10; 006-401-08; 009-401-05)