

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: September 1, 2016
TO: Tyler Robinson
FROM: Terry Schoenthal, Current Planning Manager
SUBJECT: **Notice of Zoning Action to be Recorded**

As a condition of your site plan approval for Case 2014-0199

it is the petitioner's responsibility to file the attached Notice of Zoning Action, prepared by the Planning Department, with the State District Recorder's Office and to **provide this office with proof of filing.**

Proof of filing may be in the form of a copy of your paid receipt, note information on the space provided below and fax to 343-7927 or return to the Municipality of Anchorage, P. O. Box 196650, Anchorage, Alaska, 99519-6650, or by calling this office at 343-7943 with the serial number and filing date.

The State of Alaska Recorder's Office is at 550 West 7th Avenue Suite 1200, located at the corner of 7th & "F" Street. Their open office hours are 8:00 a.m. to 3:30 p.m., Monday thru Friday. The phone number is 269-8899.

Please note that failure to file the Notice of Zoning Action and to provide proof of same to the Planning Department means the site plan approval is not valid.

RECORDER'S OFFICE INFORMATION * COPY TO MUNICIPALITY OF ANCHORAGE *****

Serial Number 2016-036173-0 Date 9/1/2016

Receipt number if you have one. 4135532

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Recording District 301 Anchorage
09/01/2016 02:20 PM Page 1 of 6



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 major site plan review for multiple structures on one lot has been duly approved by the Urban Design Commission of the Municipal Planning Department 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 site plan approval as set forth in the Municipal zoning file 2014-0199. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

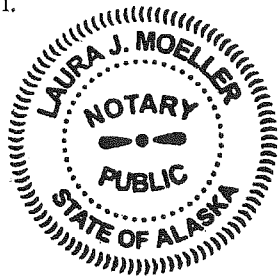
- LEGAL: Creekside Subdivision, Tract D, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of Creekside Center Drive and west of Muldoon Road.
- PETITIONER: Cook Inlet Housing Corporation
- REQUEST: Major Site Plan Review for a multifamily residential project (Grass Creek North) in accordance with AMC 21.03.180
- ATTACHMENT: Copy of the Municipality of Anchorage, Urban Design Commission Resolution No. 2015-002.

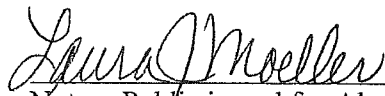
for. 
 Director
 Municipality of Anchorage
 Planning Department

STATE OF ALASKA)
)
 THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 1st day of SEPTEMBER, 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his 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 1st day of SEPTEMBER, 2016 in this certificate first above written.




 Notary Public in and for Alaska
 My Commission expires: 2/22/17

**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.

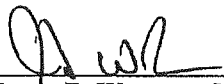
2. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Provide a paved pedestrian walkway from the cul de sac to the west property boundary which abuts an unconstructed pedestrian right-of-way.
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*.



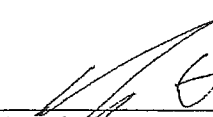
12. Verify that the sign complies with the required 8-foot minimum setback from the rights-of-way, in accordance with Table 21.11-1: *Signs in the Residential Districts and the Development Reserve District (DR)*.
13. Provide a tree and 5 shrubs in front of each townhouse dwelling in accordance with 21.07.110D.8.d.,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

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

ADOPTED by the Anchorage Urban Design Commission this 11th 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





APPROVED
URBAN DESIGN COMMISSION
BY: [Signature]
DATE: 8-27-16
CHAIR

LANDSCAPE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS SPECIFICATIONS (M.R.S.E.), 2015, UNLESS OTHERWISE STATED IN THE DRAWINGS.
2. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AND ZEEI-2014.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT LAYOUT PRIOR TO INSTALLATION OF PLANTED LANDSCAPE MATERIAL.
4. SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL BE RESTORED WITH A MINIMUM 10% TOPSOIL AND BEED APPLIED WITH A MINIMUM 10% TOPSOIL (NOT INCLUDING PLANTING BEDS)
5. ALL PLANTING BEDS SHALL RECEIVE 18" DEPTH OF TOPSOIL.
6. ALL PLANTING BEDS AND ALL TREES IN PLANTING BEDS SHALL RECEIVE 3" DEPTH OF SURROUNDING HARDWOOD MULCH UNLESS OTHERWISE NOTED.
7. PLANTING BEDS FOR ROCK MULCH SHALL RECEIVE ROCK MULCH 12" DEPTH (NOT OVER ROCK). PLACE ON TOP OF A CENTERLINE LANDSCAPE FABRIC SUCH AS "TUFFAT" OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS (E.G. PROTECTING ROOT ZONES, WATERING, AND STAKING) TO PROTECT AND KEEP HEALTHY ON-SITE TREES TO REMAIN FEASIBLE. REMOVE DEAD OR DYING EXISTING VEGETATION AND STUBS FROM REMAINING LANDSCAPE BEFORE PLANTING NEW TREES AND SHRUBS ADJACENT TO EXISTING VEGETATION TO AVOID STUBS TO NOT BEING DAMAGING HEALTHY SPECIES.
9. ALL NEW PLANTING BEDS SHALL RECEIVE 18" DEPTH OF TOPSOIL AND BEED APPLIED WITH A MINIMUM 10% TOPSOIL (NOT INCLUDING PLANTING BEDS).
10. ALL JUNCTIONS AND UTILITY BOX LIDS AND COVERS SHALL BE KEPT FREE OF TOPSOIL AND BEEDING.
11. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT ANY UTILITIES OR STRUCTURES THAT ARE NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION PROCESS.
12. LANDSCAPE CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DELAYS OR CHANGES TO THE CONSTRUCTION SCHEDULE.
13. LANDSCAPE CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DELAYS OR CHANGES TO THE CONSTRUCTION SCHEDULE.
14. FENCE CONSTRUCTION SHALL TAKE THE LOCATION OF ALL FENCE POSTS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
15. CONSTRUCTION SHALL HAVE ALL UTILITIES LOCATED AT LEAST 18 INCHES PRIOR TO BEGINNING CONSTRUCTION.

PHASE TWO PLANT SCHEDULE

SYMBOL	QTY	COMMON USE	BOTANICAL NAME	SIZE	NOTES
	78	FRAXO BIRCH	Betula papyrifera	1" CAL. 5' FT. HGH	848
	54	MAHOGANY	Fraxino mastris	1" CAL. 5' FT. HGH	848
	25	CORYLUS ASPEN	Fraxino mastris	1" CAL. 5' FT. HGH	848
CONIFERUS TREES					
	30	BLACK HILLS SPICE	Fraxino mastris	5' FT. HGH	848
	12	WHITE LARCH	Larix laricina	5' FT. HGH	848
DECIDUOUS SHRUBS					
	142	CALYPTHE SPREA	Spirea J. 'Goldflame'	18" HIL.	CONI.
	24	RUSSIA ROSE	Rosa rugosa	18" HIL.	CONI.
	61	HEDGE CORYMBOSER	Corymboser multiflorus	24" HIL.	CONI.
	80	YUKON VALLEY SPREA	Spirea rubra 'Yukon'	18" HIL.	CONI.
	61	PANDORA SPREA	Spirea 'Pandora'	18" HIL.	CONI.
	74	FRAXEO SPREA	Spirea 'Fraxeo'	18" HIL.	CONI.
	10	DORIS CORNER	Spirea 'Doris Corner'	18" HIL.	CONI.
	83	JAVITE SPRECEBERRY	Spirea 'Javite'	24" HIL.	CONI.
	5	FALCE SPREA	Spirea 'Falce'	24" HIL.	CONI.
NOTES:					
M.A.S.S. SCHEDULE A: MONUMENTAL SEED MIX					
RUB. PER 1000 S.F.					
ROCK MULCH AREA					
LANDSCAPE EDGING					
4" THICK WOOD LANDSCAPE FENCE					
REMOVE WEEDS/TREES TO REMAIN					
SELECTIVELY REMOVE GRASS AND OTHER VEGETATION AND DEBRIS					
EXISTING FENCE PROTECTION FENCE - TEMPORARY					