

MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION RESOLUTION NO. 2016-007

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW IN ACCORDANCE WITH AMC 21.03.180 FOR MULDOON TOWN SQUARE PARK – PHASE I, LOCATED ON MULDOON ESTATES SUBDIVISION, TRACT A (PLAT 2014-30), GENERALLY LOCATED SOUTH OF DEBARR ROAD AND EAST OF MULDOON ROAD, WITHIN THE NE 1/4 OF SECTION 24, T13N, R3W, S.M., ALASKA.

(Case 2016-0044; Parcel I.D. 006-401-07)

WHEREAS, a request has been received from Anchorage Parks and Recreation Department for approval of a Major Site Plan Review in accordance with AMC 21.03.180 for Muldoon Town Square Park – Phase I, located on Muldoon Estates Subdivision, Tract A, (Plat 2014-30), generally located south of DeBarr Road and east of Muldoon Road, within the NE 1/4 of Section 24, T13N, R3W, S.M., Alaska; and

WHEREAS, public hearing notices were mailed, published, and posted, and a public hearing was held on May 11, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Urban Design Commission that:

- A. The Commission makes the following findings of fact:
 - 1. The park proposal complies with the *Anchorage Bowl 2020 Comprehensive Plan* and *Title 21*; in particular, the standards for Major Site Plan Review. The proposed improvements are in substantial conformance with the approved master plan.
 - 2. The park proposal is a very good project and a strong step forward for the Muldoon community.
- B. The Commission APPROVES the Muldoon Town Square Park - Phase I site plan, subject to the following conditions:
 - 1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:

Muldoon Town Square Park, prepared by Bettisworth North, R&M Consultants, Inc., and RSA Consulting Engineers; sheets: Draft Master Plan, Site Plan: Phase I Development, Code Diagram: Phase I Development, Plat 2014-30, Vicinity Map dated 3/18/2016, sheets 2, 3, 4 dated 3/17/2016, L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, E0.1, E1.0 dated 3/02/2016, CS, 1, 2, 3, 4, 5 dated 3/9/2016, Polygon Wave pavilion - not dated.

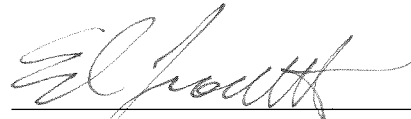
2. Resolve review comments with the Alaska Department of Transportation & Public Facilities.
3. Address the lack of pedestrian connections between the developed area and the Chester Creek soft-surface pathway.
4. Obtain specific parking requirements and approval from the director and the traffic engineer.

PASSED AND APPROVED by the Anchorage Urban Design Commission on the 11th day of May, 2016.

ADOPTED by the Anchorage Urban Design Commission this 28th day of September, 2016. 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 21.03.030.



Hal H. Hart, AICP
Secretary



Edward Leonetti
Chair

(Case 2016-0044)
(Parcel I.D. No. 006-401-07)