

**MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION
RESOLUTION NO. 2019-003**

A RESOLUTION APPROVING A VARIANCE FROM AMC 21.07.080E.1. SITE PERIMETER LANDSCAPING REQUIREMENTS TO ALLOW FOR THE USE OF INDUSTRIAL ART IN LIEU OF REQUIRED VISUAL ENHANCEMENT LANDSCAPING ALONG EAST WHITNEY ROAD WITHIN LOT 4, SHIP CREEK CROSSING SUBDIVISION; LOCATED AT 229 EAST WHITNEY ROAD WITHIN ANCHORAGE, ALASKA.

(Case 2019-0031; Parcel ID No. 002-051-35)

WHEREAS, a request was received from Ship Creek Industrial Complex, LLC, petitioner, and Corvus Design, petitioner's representative, for a variance from AMC 21.07.080E.1. Site Perimeter Landscaping Requirements to allow for the use of industrial art in lieu of required visual enhancement landscaping along East Whitney Road within Lot 4, Ship Creek Crossing Subdivision; located at 229 East Whitney Road within Anchorage, Alaska; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on April 10, 2019.

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

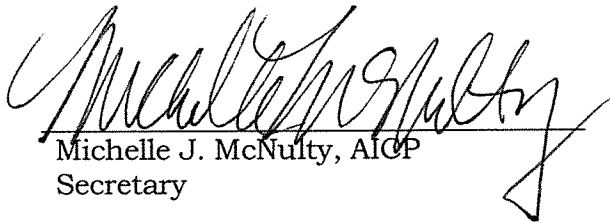
- A. The Board makes the following findings of fact:
 - A. Standard A is met. This petition site is classified as a brownfield and has contaminated soils which should not be disturbed. This design will serve as added security to the business and will mitigate conflicts between site operations and pedestrians. The petitioner has found a way to incorporate materials that would normally be found on site into a design that will be decorated with an Alaska motif. This design will discourage pedestrian traffic and will be aesthetically pleasing to vehicular traffic.
 - B. Standard B is met. This variance meets the goals and policies of the comprehensive plan by resulting in design that prioritizes innovative industrial design in an area that the *Anchorage 2040 Land Use Plan* designates as "General Industrial." This variance request is also consistent with the following policies of the *Anchorage 2020 Comprehensive Plan*, policies 26, 83, and 88.
 - C. Standard C is met. This variance will benefit the community by leaving contaminated soils undisturbed. Current drainage patterns on-site are sufficient to direct and treat possibly contaminated water run-off away from nearby streams in a suitable manner.

- D. Standard D is met. The granting of this variance will not adversely affect the use of adjacent properties. The placement and use of the proposed industrial art will be entirely on property and will not impede or infringe upon the ability of adjacent properties to lawfully utilize their parcels as allowed by municipal code.
 - E. Standard E is met. This variance will not change the character of the I-2 district where this project is located, nor will it permit a use not otherwise permitted in the district. This is an industrial use located on an industrially zoned lot.
 - F. Standard F is met. This variance does not directly involve ADA accessibility or reasonable accommodation.
 - G. Standard G is met. This variance does not negatively affect the health, safety, and welfare of the people of the Municipality. In fact, the variance may improve the health, safety, and welfare of the people of the Municipality by reducing conflicts between site operations and pedestrians.
 - H. Standard H is met. The variance does not involve a sign.
- B. The Board approves the variance from AMC 21.07.080E.1. Site Perimeter Landscaping Requirements to allow for the use of industrial art in lieu of required visual enhancement landscaping along East Whitney Road within Lot 4, Ship Creek Crossing Subdivision, subject to the following conditions:
- 1. Variance from AMC 21.07.080E.1. *Site Perimeter Landscaping Requirements* to allow for the use of industrial art in lieu of required L1 visual enhancement landscaping along East Whitney Road, as specified in the application narrative and shown in the site plan:
 - “Artwork Applied to Site Perimeter Wall/Screen,” dated 2/14/2019, for Ship Creek Industrial Complex, prepared by Corvus Design and;
 - “Plot Plan”, dated 9/11/2018, for Ship Creek Industrial Complex, prepared by Matt Crow, Alaska Construction Surveys.
 - 2. Prior to this variance becoming effective, a notice of zoning action shall be filed with the State of Alaska District Recorder’s Office, including a site plan and a copy of the resolution of approval.
 - 3. Approval of the final artwork design and subsequent modifications shall be delegated to the Planning Director.


4. Resolve with Traffic, the required sight line triangles for vehicular and pedestrian ingress and egress from East Whitney Road.

PASSED AND APPROVED by the Anchorage Urban Design Commission on the 10th day of April, 2019.

ADOPTED by the Anchorage Urban Design Commission on the 8th day of May, 2019. This is the final decision of the Board. Any party aggrieved by this decision may file an appeal pursuant to Anchorage Municipal Code 21.03.050D.



Michelle J. McNulty, AICP
Secretary



Nichole Rehm
Chair

(Case No. 2019-0031)
(Parcel ID No. 002-051-35)

ry