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2021-007957-0

Recording Dist: 301 - Anchorage

2/12/2021 02:23 PM Pages: 1 of 4



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

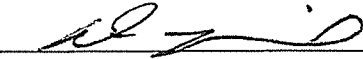
This notice announces that a major site plan review for site improvements to Tikishla Park has been duly approved by the Urban Design Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2020-0056. 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: North Tikishla Park, Tract A (Plat 85-99); and Township 13 North, Range 3 West, Section 21 (Chester Creek Park Tract, Anchor Park Subdivision) (Plat P-254), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of East 16th Avenue, west of Bragaw Street, north of East Northern Lights Blvd. and east of Lake Otis Parkway at 3018 East 20th Avenue

PETITIONER: Municipality of Anchorage, Parks and Recreation

REQUEST: Major Site Plan Review for Tikishla Park Improvements Project.

ATTACHMENT: Copy of the Municipality of Anchorage, Urban Design Commission Resolution No. 2020-011

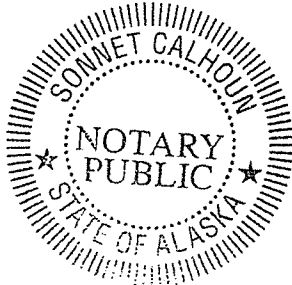


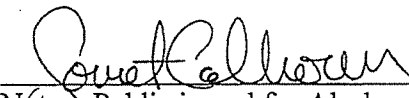
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 12th day of February, 2021 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, 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 12th day of February, 2021 in this certificate first above written.





Notary Public in and for Alaska
My Commission expires: 10-2-2023



**MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION
RESOLUTION NO. 2020-011**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR SITE IMPROVEMENTS TO TIKISHLA PARK, GENERALLY LOCATED EAST OF THE INTERSECTION OF EAST 20TH AVE AND SUNRISE DR, IN ANCHORAGE.

(Case 2020-0056)

WHEREAS, a request was received from the Municipality of Anchorage Parks & Recreation Department (Petitioner) and The Boutet Company, Inc. (Petitioner's Representative) for a major site plan review for site improvements to Tikishla Park, generally located East of the intersection of East 20th Ave and Sunrise Dr, in Anchorage.

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on May 13, 2020.

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

A. The Commission makes the following findings of fact:

1. The site plan is consistent with the desired improvements outlined in the Tikishla Park Master Plan.
2. This project is consistent with policies #41, #44, #50, #65, #67, and #70 of the Anchorage 2020 Comprehensive Plan.
3. This project will increase the recreational opportunities for park visitors of all ages, specifically children and younger residents.
4. Park aesthetics will be greatly enhanced through this project. The improvements are being placed and installed in a manner that will preserve the existing natural, mature vegetation.
5. The design will assist in decreasing unwanted behavior within the park by incorporating crime prevention through environmental design principles (CPTED) into the park.
6. There was no public testimony in opposition to this case.

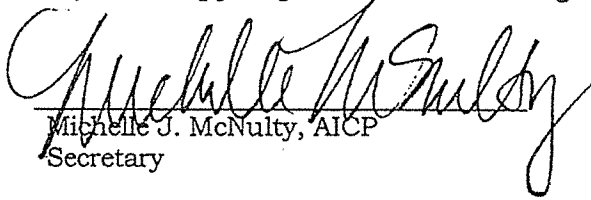
B. The Commission approves the major site plan review. This approval is subject to the petitioner's application, narrative, submittals and the plans on file at the Planning Department, provided the following condition of approval is met:

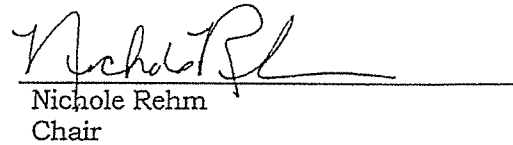
1. A notice of zoning action, including a copy of the approved resolution shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.



PASSED AND APPROVED by the Anchorage Urban Design Commission on the 13th day of May, 2020.

ADOPTED by the Anchorage Urban Design Commission on the 27th day of May, 2020. This is the final decision of the Commission. 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. 2020-0056)

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