

*Postponed
Indefinitely
8-23-05*

Submitted by: Assemblymembers **BAUER**
and **STOUT**

Prepared by: Department of Assembly

For reading: June 28, 2005

ANCHORAGE, ALASKA

AR NO. 2005-160

A RESOLUTION OF THE ANCHORAGE ASSEMBLY TO CONSIDER THE EXISTING CREEKSIDE TOWN CENTER MASTER PLAN FRAMEWORK, WHICH HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION, AS PART OF ITS POLICY AND TO PROVIDE FOR REVIEW OF ALL SUBSEQUENT DEVELOPMENT PLANS AND PENDING MATTERS FOR THE CONFORMANCE WITH THE CREEKSIDE TOWN CENTER MASTER PLAN FRAMEWORK AND THE ANCHORAGE 2020 COMPREHENSIVE PLAN UNTIL THE FINAL TOWN CENTER MASTER PLAN IS ADOPTED.

WHEREAS, the Municipality of Anchorage adopted the Anchorage 2020, Anchorage Bowl Comprehensive Plan ("The 2020 Plan") on February 20, 2001 (AO 2000-119 (S)) governing the planning and development of land within the Municipality; and

WHEREAS, the 2020 Plan includes the "Land Use Policy Map" which "sets the direction for the preferred form of long-term growth and development in the Anchorage Bowl," and which identifies "Town Centers that will function as the focus of community activity for smaller sub areas of Anchorage". They are intended to include a mix of retail shopping and services, public facilities, and medium to high-density residential uses"; and

WHEREAS, the Land Use Policy Map refers to and incorporates Chapter 5, Plan Implementation, which includes Policies which are used in combination with the Land Use Policy Map for decision-making by the municipal staff, Planning and Zoning Commission, Platting Board, Zoning Board of Examiners and Appeals, and Assembly; and

WHEREAS, the Land Use & Transportation Policies and Strategies include Policy #24 a) which sets the Town Center area as: Generally ½ to 1 mile in diameter (around the center point identified on the Land Use Policy Map); and

WHEREAS, the Land Use Policy Map designates the intersection of Muldoon and DeBarr Road as a Town Center "center point"; and

1 WHEREAS, policy #24 lists several "Essential Strategies," including Overlay
2 Zone, Town Center Plans, Sign Ordinance, Design Standards, Parking Standards, Infill
3 Redevelopment and Reinvestment Incentives, Neighborhood Project Teams, Minimum
4 Residential Density and Mixed Use, Redevelopment Plans, Landscape Ordinance,
5 Percent for Art and Traffic Impact Assessment; and

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7 WHEREAS, an application to rezone a property within the Muldoon and
8 DeBarr Town Center area was made by the owners of the former Alaska Village mobile
9 home park which followed the policies set forth in Policy #24 of the 2020 Plan and which
10 was approved by the Planning and Zoning Commission and the Assembly as "Master
11 Plan Option A"; and

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13 WHEREAS, Master Plan Option A was further developed into a detailed
14 Master Plan titled the Creekside Town Center Master Plan Framework dated December
15 2002, which was endorsed by the Northeast Community Council by resolution on
16 October 17, 2002, and which was approved by the Planning and Zoning Commission,
17 and which approval also included a recommendation for approval of the Framework
18 Plan to the Assembly, and which further recommended the establishment of an
19 administrative approval committee for future Framework Plan modifications, including
20 site plan approvals, changes in use and design guidelines; and

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22 WHEREAS, on-going activities have been undertaken since approval toward
23 the implementation of the plan including: initial replat into large parcels consistent with
24 the plan, acquisition of land for civic facilities including a middle school, Library and
25 Community Center, the identification of potential strategies for public investment into the
26 Town Center infrastructure, ROW acquisition, Road designs, Road funding, Creek
27 Restoration and additional planning; and

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29 WHEREAS, the Creekside Town Center Master Plan Framework is the only
30 comprehensive development plan prepared and approved to date for the Town Center
31 at Muldoon and DeBarr; and

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33 WHEREAS, it is important that any projects within the Muldoon Town Center
34 area proceed in a manner consistent with the Planning and Zoning Commission
35 approved Creekside Town Center Master Plan Framework, until the Assembly takes
36 final action on either that Master Plan or adopts another Master Plan; and

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38 WHEREAS, The Assembly finds that uncoordinated development within the
39 Muldoon Town Center could undercut the goals and objectives behind the Town Center
40 as envisioned by Anchorage 2020.
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NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1: That any project currently required to obtain any review and/or approval by the Planning and Zoning Commission, the Platting Board or the Assembly that is within a ½ mile radius of the intersection of Muldoon and DeBarr Road shall be reviewed for conformance with the intent and be coordinated with the Creekside Town Center Master Plan Framework.

Section 2: That within one year, Planning Department staff shall either bring forward the final Creekside Town Center Master Plan Framework for approval by the Assembly or a report on its status and time for implementation.

Section 3: In the event the Creekside Town Center Master Plan Framework is not approved by the Assembly within one year, or this deadline is not extended by a subsequent Resolution following the report by staff, then, the Creekside Town Center Master Plan Framework shall be considered withdrawn and terminated.

Passed and approved by the Anchorage Assembly this ____ day of _____, 2005.

Chair

ATTEST:

Municipal Clerk