

MOA Planning and Zoning Commission  
Resolutions

# Appendix O

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-024**

A RESOLUTION APPROVING A CONTEXT SENSITIVE SOLUTIONS DESIGN STUDY REPORT FOR THE 48<sup>TH</sup> AVENUE AND CORDOVA STREET RECONSTRUCTION PROJECT.

(Case 2019-0136)

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WHEREAS, a request has been received from the Municipality of Anchorage Project Management and Engineering Department for approval of the Context Sensitive Solutions Design Study Report for the 48th Avenue and Cordova Street Reconstruction project.

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on November 4, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

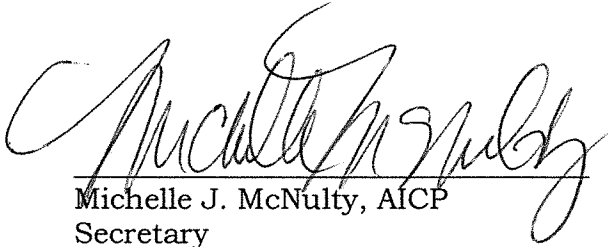
- A. The Commission makes the following findings of fact:
1. While it was challenging to balance the needs of existing users with future uses and pedestrian traffic in this particular project, a good compromise has been made that provides adequate pedestrian facilities while accommodating existing industrial/commercial uses.
  2. The upgrade of the streets in this study area is needed due to poor existing facilities, such as deficient drainage infrastructure and deteriorated pavement conditions.
  3. Public testimony at the hearing was appreciated and was valuable in addressing issues and potential solutions for the project team.
- B. The Commission approves the preferred alternatives identified in the Context Sensitive Solutions Design Study Report for the 48th Avenue & Cordova Street Reconstruction project.

This approval shall only be for the preferred alternatives identified in the Design Study Report, subject to the following conditions of approval:

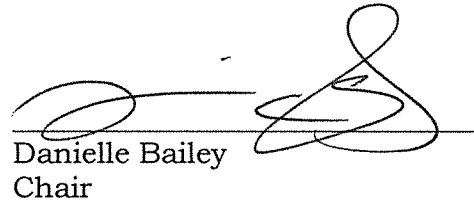
1. In addition to the proposed pathway or sidewalk on the north side of E. 48th Avenue, a sidewalk that is at least 6 feet wide shall be provided on the south side of E. 48th Avenue from Cordova Street to Eagle Street.
2. On both sides of Cordova Street, the sidewalk width shall be a minimum of 6 feet.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 4<sup>th</sup> day of November, 2019.

ADOPTED by the Anchorage Planning and Zoning Commission this 9th day of December, 2019. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050A.



Michelle J. McNulty, AICP  
Secretary



Danielle Bailey  
Chair

(Case 2019-0136)

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-025**

A RESOLUTION APPROVING A VARIANCE FROM THE REQUIREMENT TO INSTALL SIDEWALKS ON BOTH SIDES OF E. 48<sup>TH</sup> AVENUE FOR THE 48<sup>TH</sup> AVENUE AND CORDOVA STREET RECONSTRUCTION PROJECT.

(Case S12517)

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WHEREAS, a request has been received from the Municipality of Anchorage Project Management and Engineering Department for a variance from the requirement to install sidewalks on both sides of E. 48<sup>th</sup> Avenue for the E. 48<sup>th</sup> Avenue and Cordova Street Reconstruction project.

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on November 4, 2019.

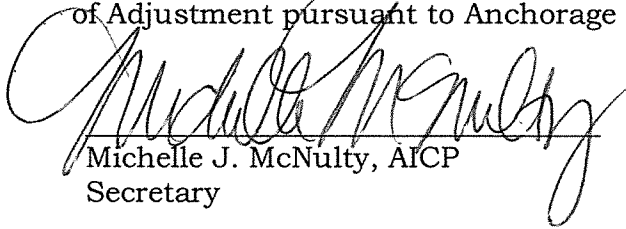
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. There are special circumstances or conditions affecting the property that such a strict application of the sidewalk provisions is impractical and unreasonable for the fact that there are existing legally nonconforming commercial/industrial uses.
  2. Allowing changes to the width of the proposed 10-foot pathway would not be detrimental to the variance request because the previous pedestrian access when entering those streets is a 5-foot sidewalk. The slow-moving pedestrian traffic consisting of younger bicyclists and people walking would be able to fit within a 5- to 10-foot range.
  3. Even if reduced in width, the proposed facility will continue to provide a safe, convenient non-motorized facility that meets the existing municipal design standards.
  4. Undue hardship would result from strict adherence to the sidewalk provisions, as there is the potential that existing businesses would not be able to continue to operate at their current level if their access to E. 48<sup>th</sup> Avenue changes significantly.
  5. Allowing a range of 5 to 10 feet for the proposed pedestrian facility on the north side of E. 48<sup>th</sup> Avenue allows sufficient design flexibility to accommodate existing commercial/industrial uses on the south side while providing adequate pedestrian mobility through the corridor.
- B. The Commission approves the requested variance from AMC 21.07.060E.2.b to provide a 5- to 10-foot wide sidewalk or pathway on the north side of E. 48<sup>th</sup> Avenue in lieu of sidewalks on both sides of E. 48<sup>th</sup> Avenue, subject to the following condition of approval:

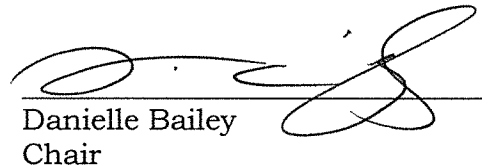
1. In addition to the proposed sidewalk or pathway on the north side of E. 48th Avenue, a sidewalk that is at least 6 feet wide shall be provided on the south side of E. 48th Avenue from Cordova Street to Eagle Street.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 4<sup>th</sup> day of November, 2019.

ADOPTED by the Anchorage Planning and Zoning Commission this 9<sup>th</sup> day of December, 2019. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050A.



Michelle J. McNulty, AICP  
Secretary



Danielle Bailey  
Chair

(Case S12517)