

# MUNICIPALITY OF ANCHORAGE



Community Development Department  
Planning Division

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*Mayor Dan Sullivan*

August 9, 2013

LaQuita Chmielowski, P.E.  
Enterprise Engineering, Inc.  
2525 Gambell Street, Suite 200  
Anchorage, Alaska 99503

SUBJECT: Administrative Review of a Modification to an Approved Site  
Plan, Case 2013-118

Legal Description: U-Med Professional Park Subdivision, Tract 2A per Plat 2004-172  
Address: 3801 Lake Otis Parkway  
Tax Parcel #: 004-202-15  
Zoning: B-3 SL per AO 2003-142 Amended  
Area: ±4.26 acres  
Grid: SW1734

Dear Ms. Chmielowski:

The Planning Division has reviewed your application for Administrative Review of a Modification to an Approved Site Plan to the Orthopedic Physicians Anchorage Building. AO 2003-142 Amended states:

“Prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for public hearing of each development, except that internal circulation roadways, as depicted in the ‘U-Med Study’ and utilities may be permitted following an administrative review by the MOA Planning Director.”

On September 12, 2005, the Planning and Zoning Commission approved Resolution 2005-040, a site plan for a medical office building at this site, in accordance with AO 2003-142 Amended. Due to the minor nature of the change to the site (a 3% increase in the overall floor area of the building), the Planning Division is reviewing the amendment administratively.

The proposed site plan shows building additions which result in the loss of 26 trees from the existing site plan. There is no space to relocate these trees on the proposed site plan; however, the petitioner intends to replace existing diseased parking lot trees with the healthy trees that will be displaced by the building addition.

The elements reviewed under the original approval (Resolution 2005-040) have not changed. The Traffic Engineering Division requests three conditions of approval. None of the other reviewing agencies object the proposed site plan.

The Department finds that the site plan meets all the standards of approval and approves the application, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and with the following plans on file with the Planning Division, except as modified by conditions of this approval.
  - a. Project 12052.01, prepared by Alaska Architects, Sheets: Existing Site, A0.01, Parking Evaluation, A1.00, A1.10, A1.20, A2.01, A2.02, Northwest Perspective, Southeast Perspective, and First, Second, and Third Floor Plans, dated May 8, 2013.
2. A Notice of Zoning Action and final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Department.
3. Submit to Planning details of refuse screening in accordance with AO 2003-142 Amended. As per the previous approval (Resolution 2005-040), a roof is not required.
4. Resolve with the Planning and the Traffic Engineering the location of the refuse dumpster.
5. Resolve with the Traffic Engineering:
  - a. Providing an accessible route to Lake Otis Parkway (Sheet A0.01); and
  - b. If necessary, pending resolution of condition 4, show that the proposed landscaping and refuse dumpster screening along Lake Otis Parkway shall not obstruct the sight distance triangle at TLO Entry Drive. Trees in the sight distance triangle are acceptable if the trunk is less than 4 inches in diameter at maturity and branches are trimmed between 2.5 and 8 feet per AASHTO.

Any person adversely affected by a decision of the director or his designee on an application for final approval of a site plan may appeal to the planning and zoning commission within 15 days of the decision. The appeal shall be scheduled before the commission within 45 days. The commission shall exercise its independent judgment in deciding an appeal under this subsection (AMC 21.15.030H. *Appeals*).

Sincerely,

  
Jerry T. Weaver, Jr., Director