

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW**

DATE: November 27, 2024
CASE NO.: 2024-0115
APPLICANT: Anchorage Water and Wastewater Utility (AWWU)
REPRESENTATIVE: Michael Leguineche, CRW Engineering
REQUEST: Administrative Site Plan Review for a Pressure Reducing Valve (PRV) a Utility Substation in the General Business (B-3 SL) District, Special Limitations AO 2006-43
LOCATION: Generally located east of Mountain View Drive, south of Commercial Drive, west and north of Glenn Highway
LEGAL DESCRIPTION: Fragment Lot 1, Mountain View Development Subdivision, Tract 1A-1 (Plat 2016-99)
SITE ADDRESS: 3044 Mountain View Drive
COMMUNITY COUNCILS: Mountain View
TAX PARCEL NO.: 004-082-32
GRID: SW1235

ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Affidavit of Posting

SITE

Area: 4.54 acres
Vegetation: Mature vegetation throughout the site and perimeter
Zoning: B-3 SL, (General Business) District per AO 2006-43
Topography: Average Slope (7%)
Existing Use: Vacant Land
Utilities: Public water and sanitary sewer

COMPREHENSIVE PLAN

Classification: "Right-of-Way" Anchorage 2040 Land Use Plan

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-1	B-3 SL	I-1	I-1
Land Use:	Light Industrial District	General Business District	Light Industrial District	Light Industrial District

PROPOSAL:

Installation of a new Pressure Reducing Vault (PRV) to replace the existing underground PRV that was installed in 1949. The new Glenn Square PRV Facility project will decommission the failing Chrysler Vault and provide a new above grade facility to interconnect the 347 Pressure Zone (PZ) and the North 260 PZ.

The AWWU 2012 Water Master Plan indicates that the future daily flow through the existing Chrysler Vault is estimated at 28 million gallons per day (MGD). The Chrysler Vault provides flow to support the North sub-zone of the 260 PZ including the Port of Alaska and Kincaid, and currently has a normal operating capacity of 14 MGD. The below grade vault was designed for 28 MGD and includes two oversized 24-inch Ross PRVs. Since the Chrysler Vault has a much larger capacity than the current demand, it is difficult to maintain proper pressure in the Downtown and Port areas. The relatively high flows and pressures in the 260 PZ, combined with aging infrastructure, make the need for stable pressure control critical in these areas. Furthermore, existing hydraulic restrictions to Downtown Anchorage impact the fire demand capacities available to the Port and Kincaid.

AGENCY AND PUBLIC COMMENTS

Agency comments have been accounted for and are included in the file. This application did not require mailed or posted notice in accordance with AMC 21.03.020H.2., *Table 21.03-1: Summary of Notice Requirements*. As such, public comments were not received or collected, and the Mountain View Community Council did not provide comments.

AMC 21.03.180F Approval Criteria. An application for administrative site plan review shall be approved upon finding that the site plan meets all the following criteria:

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;**

This standard is met.

This proposed development is consistent with the B-3 SL (General Business) District with Special Limitation (AO 2006-43) and the *2040 Land Use Plan*.

- 2. The site plan complies with all applicable development and design standards outlined in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;**

This standard is met with conditions of approval.

See below for all AMC Title 21 standards.

- 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

This standard is met.

The proposed development is not anticipated to result in any adverse impacts to the surrounding area.

- 4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**

This standard is met.

This property is designated Right-of-Way in the *Anchorage 2040 Land Use Plan*. The proposed development will help implement this land use classification.

21.04.030 Commercial Districts

D. B-3: General Business District

1. Purpose

The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient non-motorized and motorized site access, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians

and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

This standard is met.

The B-3 District is intended for “general commercial uses in commercial centers and areas exposed to heavy traffic”. Installation of a new pressure reducing valve (PRV) is in the public interest for current and future needs.

A utility substation in the B-3 District is permitted with an approved administrative site plan review per AMC 21.05.010.

The B-3 District has district-specific standards, but none of them apply to a Utility Substation.

21.05.040 Community Uses: Definitions and Use-Specific Standards

J. Utility Facility

3. Utility Substation

a. Definition

A service that is necessary to support development within the immediate vicinity, and is typically not staffed. Examples include, but are not limited to, electric transformer stations; gas regulator stations; water reservoirs; telephone exchange facilities; and water and sewage collection or pumping stations.

b. Use-Specific Standards

The facility shall be designed and constructed to ensure visual and aesthetic compatibility with the surrounding neighborhood. Compatibility may be achieved either by using similar architectural design and materials as building(s) in the surrounding neighborhood, or by screening the facility with L2 buffer landscaping.

This standard is met.

The provided narrative states the intent to retain existing vegetation and if vegetation is removed to be replaced to meet the L2 buffer landscaping to screen the facility.

21.06 Dimensional Standards and Measurements

21.06.020B., Table of Dimensional Standards: Commercial and Industrial Districts

This standard is met.

The proposed site plan complies with the dimensional standards for the B-3 district.

- **Minimum lot Area 6,000** – 197,854 square feet provided
- **Minimum lot width 50 ft** – 893 ft provided
- **Max lot coverage 40%** - .075% coverage proposed
- **Minimum setback requirements**
 - **Primary Front 10 ft** – More than 10 ft provided
 - **Secondary Front 5 ft** – More than 5 ft provided
 - **Side 15 ft if adjacent to a residential district; otherwise, 0 ft or at least 10 ft** – More than 10 ft provided not adjacent to a residential district.
- **Maximum height of structures**
 - **Principal 45 ft** – > 45.00 ft

21.07.020 Natural Resource Protection

This standard is met.

This proposed facility and access to this facility are located outside of the Class C Wetlands located on this parcel.

21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges

D. Drainage

1. Intent

A drainage plan shall show the post-development drainage patterns of the site.

This standard is met with conditions of approval.

A drainage plan is required for all applications that require a site plan review. Staff has requested a condition of approval to provide a drainage plan in accordance with AMC 21.07.040D.

F. Snow Storage and Disposal

1. Intent

This section addresses seasonal storage and management of plowed snow from on-site parking lots and other motor vehicle areas. It requires developments to provide space to accommodate plowed snow, and also allows alternative and innovate solutions. This section is not designed to increase the amount of area already used for snow storage by existing

developed residential and commercial property; instead it is intended to clarify applicable regulations and encourage thoughtful site planning and snow management with respect to adjacent property and other requirements of this title. Its objectives are:

- a. Ensure water quality treatment and drainage control of snow melt;**
- b. Maintain safe and convenient access and circulation; and**
- c. Protect adjacent landscaping, walkways, streets, and property. A drainage plan shall show the post-development drainage patterns of the site.**

This standard is met with conditions of approval.

A snow storage plan is required for all applications that require a site plan review. Staff has requested a condition of approval to provide a snow storage plan in accordance with AMC 21.07.040F.

21.07.080 Landscaping, Screening, and Fences

E. Types of Landscaping

1. Site Perimeter Landscaping Requirements

e. Buffer Landscaping

This standard is met.

Buffer landscaping (L2) is required per AMC 21.05.040J.3.b. The provided narrative states the intent to retain and provide L2 buffer landscaping to screen the facility.

H. Fences

This standard is met with conditions of approval.

The provided plans detail a 10-foot-tall fence, however, AMC 21.07.080H.3 determines that no fence shall exceed 8 feet in height. Staff has requested a condition of approval to provide a revised fence plan in accordance with AMC 21.07.080H.3.

21.07.090 Off-Street Parking and Loading

H. Parking and Loading Facility Design Standards

15. Paving

a. Material

All parking spaces, loading berths, driveways, and other motor vehicle driving surfaces shall be paved and maintained with dustless, all-weather, hard materials appropriate for the municipality's sub-arctic environment, and equal in strength to two inches municipal Type E asphaltic concrete and a base

material suitable for the intended traffic, to standards prescribed by the municipal engineer or as otherwise approved by the traffic engineer.

This standard is met.

The site plan provided shows a paved driveway and parking/loading area around the new PRV structure.

DEPARTMENT RECOMMENDATION

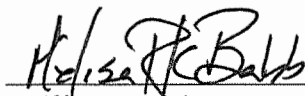
The Department recommends approval of the site plan, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, submittals, and plans on file at the Planning Department, except as modified by these conditions of approval.
2. Provide to the Planning Department for approval:
 - a. A snow storage plan in accordance with AMC 21.07.040F.
 - b. A drainage plan in accordance with AMC 21.07.040D.
 - c. A plan detail for a fence in accordance with AMC 21.07.080H.3.
3. A notice of zoning action shall be filed with the State Recorder's Office to include the site plan. Proof of such shall be submitted to the Planning Department.

ADVISORY COMMENTS:

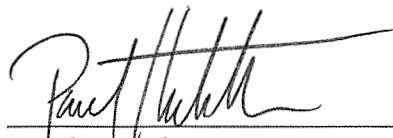
1. DOT&PF comments:
 - a. Delete Note 2 on Sheet C11 and replace with DOT&PF Standard Specifications for Highway Construction (2020 Edition).
 - b. Restoration of 5th Avenue structural section shall be replacement in kind, update typical section to match as-builts or create a new typical section for 5th Avenue Sheet C12, B Detail.

Reviewed by:



Mélisa Babb
Director

Prepared by:



Paul Hatcher
Senior Planner