

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

DATE: December 20, 2024
CASE NO: 2024-0119
APPLICANT: Nordic Skiing Association of Anchorage
REQUEST: Administrative Site Plan Review for one (1) building structure on one (1) PLI (Public Lands and Institutions) District
LOCATION: 8701 Raspberry Rd, Anchorage, AK 99502
COMMUNITY COUNCILS: Sand Lake
TAX NUMBER: 010-411-12
GRID: SW2119

RECOMMENDATION SUMMARY: Approval with conditions

SITE

Area: 360 acres (15,681,600 square feet)
Vegetation: Naturally occurring and curated landscaping
Zoning: PLI (Public Lands and Institutions) District
Topography: Gradual slope
Existing Use: Vacant Exempt Land
Utilities: Private well and septic system

COMPREHENSIVE PLAN

Classification: "Open Space" per the *Anchorage 2040 Land Use Plan*

SURROUNDING AREA

	North	East	South	West
Zoning:	PLI	PLI	PLI	PLI
Land Use:	Leasehold Master	Residential Vacant Land	Residential Vacant Land	Residential Vacant Land/ Vacant Exempt Land

PROPOSAL

The Nordic Ski Association of Anchorage is requesting to develop a storage building on the PLI zoned lot at 8701 Raspberry Rd, Anchorage, AK 99502.

The proposed development is one (1) storage building of approximately 800 square feet. The building is accessed via a man door at the southwest corner with storage items

being accessed from an overhead sectional door on the building's east elevation. The facility will be maintained by the Nordic Ski Association of Anchorage (NSAA) and the stored items will consist of equipment for cross country ski races held at Kincaid. The building is north of the existing timing building used by the NSAA. There will be no vehicular access to the building. The building will be leased from the Municipality as that is managed by the Heritage Land Bank, to NSAA. Construction is anticipated to begin in the spring of 2025.

FINDINGS

21.03.180F, Approval Criteria

An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of 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 criterion is met.

The site plan is consistent with both the *Kincaid Park Master Plan (2006)* and the *2040 Anchorage Land Use Plan*. The *Kincaid Park Master Plan* describes the 'Start/Finish Area' with an overall orientation to the east, which the proposed development matches. The proposed building aligns with the Timing Building along the western edge of the area and matches its eastern orientation with views across the stadium field to the east.

The *2040 Anchorage Land Use Plan* details uses for park area zoned PLI. Included in the goal uses is active park areas with privately operated recreation facilities including sports complexes which allowed ancillary uses such as park maintenance facilities. The proposed site plan includes a storage building that is in support of an existing sports complex that operates within Kincaid Park.

- 2. The site plan complies with all applicable development and design standards set forth 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 criterion is met.

See below for conformance with AMC 21.04, 21.05, 21.06, and 21.07.

AMC 21.04.060E.1, Public Lands and Institutions District-Specific Standards

This standard is met.

There are no applicable district-specific standards.

AMC 21.05.040G.2.b.ii., Parks and Open Spaces, Use -Specific Standards

Use-specific standards for parks in the Anchorage Bowl require a site plan review for all development projects in municipal parks. If the project is less than \$500,000 or less and disturbs one acre or less of land, the site plan may be reviewed administratively.

AMC 21.06.020C., Table of Dimensional Standards - Other Districts

This standard is met.

The proposed site plan complies with the dimensional standards for the PLI district per table 21.06-3.

- **Minimum lot Area 6,000 square feet**
- **Minimum lot width 50 ft**
- **Max lot coverage 45%**
- **Maximum setback requirements, Front, Rear, and Side 25 ft**
- **Maximum height of structures 45 ft**

The proposed development is one (1) 20' x 40' storage facility with a height of approximately sixteen feet (16') above grade. The overall lot size is three hundred and sixty (360) acres, and the building is located well within the perimeter of the lot boundaries and, thus, satisfies the minimum setback requirements. The building footprint is 800 square feet which is less than the total lot coverage allowed which is forty five percent (45%) of three hundred and sixty (360) acres. All dimensional standards are, therefore, met.

AMC 21.07.090E., Off-Street Parking and Loading Requirements

This standard is met.

Off-street parking spaces are not required as per AMC 21.07.090E.1.

- 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 criterion is met.

According to the narrative, significant adverse impacts by this development are not anticipated. The structure has been designed to minimize its footprint on the park and to better function during winter events. As noted in the analysis section of the narrative, if the structure were to be removed there would be minimal impact to the quality and character of the park area.

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

This criterion is met.

The proposed development is consistent with the goals and policies of the Comprehensive Plan, particularly:

2040 Land Use Plan

- *Goal 8, Anchorage maintains, improve, and strategically expands parks, greenbelts, and trail corridors to enhance land values, public access, neighborhoods and mixed use centers.*

This proposed development is a storage building that is supposed to support the operations of the existing sports complex at Kincaid Park.

DEPARTMENT RECOMMENDATION

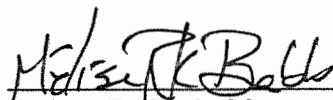
The Department APPROVES the Site Plan amendment, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Division:

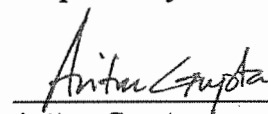
NSAA: Kincaid Stadium Storage Facility; Bettisworth North Architects and Planners, Inc., Sheet A100 Site Plan; Checked by David Popiel.

2. Submit to the Planning Department a copy of the Site Plan provided with the application which has been stamped by an architect or engineer registered in the state of Alaska.
3. A notice of zoning action shall be filed with the State of Alaska Recorder's Office to include the Site Plan. Proof of such shall be submitted to the Planning Division.

Reviewed by:


Melisa R. K. Babb
Director

Prepared by:


Aritra Gupta
Associate Planner