

EEI Project No. 8239  
October 13, 2014

Ms. Erika McConnell, Manager  
Planning Division  
Community Development Department  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

SUBJECT: Anchorage Chrysler Dodge  
Large Retail Facility Site Plan Review Submittal

Dear Ms. McConnell:

Enterprise Engineering Inc. (EEI) is submitting a large retail facility site plan review application package for the Anchorage Chrysler Dodge project. The submittal package includes the required application, review fees, and drawings. It also includes a project narrative and background information – aerial photo, site photos, MOA grid map, property cards, and the underlying plats for the property. The required Watershed Management Services (WMS) Watercourse Mapping Summary form is also attached.

This project is to be reviewed under existing (old) code that expires December 31, 2014. It is our understanding that the project will be placed on the December 3, 2014 Planning and Zoning Commission consent agenda. If this is not the case, please let me know immediately.

If you have any questions or require additional information, please contact me at 907-563-3835 or [branchm@eeiteam.com](mailto:branchm@eeiteam.com). Thank you.

Sincerely,  
Enterprise Engineering, Inc.



Melissa A. Branch, P.E.  
Project Manager - Civil

Attachments: As stated.

# Application for Major Site Plan Review

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Knapp, Edie		Name (last name first) Adams, Dwayne	
Mailing Address ASD Facilities Office		Mailing Address 1343 G Street	
1301 Labar Street, Anchorage AK 99515		Anchorage AK 99501	
Contact Phone: Day	348-5207	Contact Phone: Day	279-2688
Evening	242-1148	Evening	441-4948
Fax	348-5227	Fax	
E-mail	Knapp_Edie@asdk12.org	E-mail	wdadams@earthscope.alaska.com

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 018-411-75-00			
Site Street Address: 13400 Elmore Road			
Current legal description: (use additional sheet if necessary) South High School Turnagain View East Tract B1			
Zoning: PLI-SL	Acreage: 49.89 AC	Grid #: SW2935	Underlying plat #: 980035

SITE PLAN APPROVAL REQUESTED	
Use: East High School Site Plan Modification	
<input type="checkbox"/> New SPR	<input checked="" type="checkbox"/> Amendment to approved site plan Original Case #: 2001- 117

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a major site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

*Michael Spachman* " FOR DWAYNE ADAMS 13 OCTOBER 2014  
 Signature  Owner  Representative (Agents must provide written proof of authorization) Date  
 Dwayne Adams

Print Name

Accepted by: 2014-0183 FM	Poster & Affidavit: 3 + affidavit	Fee: \$5,400	Case Number: 2014-0183	Requested Meeting Date: 12-8-14
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### GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

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

### SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

# MUNICIPALITY OF ANCHORAGE



Community Development Department

Phone: 907-343-7931

Fax: 907-343-7927

Mayor Dan Sullivan

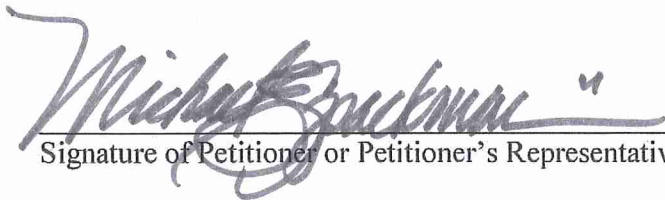
## Title 21 Code Selection

For review and approval of my project, Anchorage South High Site Plan Amendment,  
I choose to be regulated by:

"Old" Title 21 (expires December 31, 2014)

"New" Title 21 (becomes effective January 1, 2014)

I understand that my application will be reviewed and acted on using the provisions of the code version I have selected, and that this selection is final.\*



Signature of Petitioner or Petitioner's Representative

13 OCTOBER 2014

Date

Michael Spackman

Printed Name

\*Should the petitioner wish to switch the applicable version of code at any time after this form is submitted, a new application is required and new application fees will be assessed. The case will then be scheduled as a new application in accordance with the cut-off date schedule.

For office use only:

2014-0183

Permit/Case Number

10/1/13

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: PZC 2013-02
- Project Location, Tax ID, or Legal Description: 018-411-75-000  
13400 Elmore Road
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

**Turnagin View East-TR-B1**

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

  ✓   **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

       **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping **IS NOT REQUIRED**.\**

       Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:  

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.\**

       Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.


\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

**Inspection Certified By:**

**Date:**



1/29/14



**APPLICATION FOR SITE PLAN AMENDMENT REVIEW**

**SOUTH ANCHORAGE HIGH SCHOOL STADIUM IMPROVEMENTS**

**SITE PLAN AMENDMENT: PROJECT NARRATIVE ("SUBMITTAL PHASE")**



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# 1 PROJECT DESCRIPTION

This application for amendment to the site plan for the South Anchorage High School seeks approval for the addition of bleachers, a scoreboard, lighting, a public address system, and related amenities that would allow the South Anchorage High School sports venue to be used for hosting athletic events. Spectator facilities at the school are currently very limited and South Anchorage High School events are forced to use venues far removed from the school.

## 1.1 Background

The site plan for South Anchorage High School was approved by the Planning and Zoning Commission on August 13, 2001. The landscape plan for the high school was approved by the Urban Design Commission on December 13, 2001.

Review of a proposed Site Plan Amendment for improvements to the sports fields at South Anchorage High School was completed by the Urban Design Commission in May 2011, at which time it was subject to a public hearing. The proposed Amendment included field improvements for baseball and soccer/football, bleacher improvements, addition of a scoreboard, addition of lighting, and addition of a public address system. The Site Plan Amendment was considered and approved by the Commission at the May 2011 meeting. Approval of the Site Plan Amendment was subsequently contested by the adjacent homeowner's association on a number of grounds, and a determination was made that due to the Special Limitation attached to the original site plan approval for the property, the Urban Design Commission did not have authority to approve the Site Plan Amendment and that the amendment must be reviewed by the Planning and Zoning Commission. As a result, in June 2012, an application for a Site Plan Amendment review was submitted to the Planning and Zoning Commission for improvements to the baseball field and that plan was approved.

Subsequent to that action, the Anchorage School District applied to the Planning and Zoning Commission for approval of a site plan amendment for the bleachers, a scoreboard, lighting, and public address system. That application was turned down by the commission on February 10, 2014. This application for Site Plan Amendment is a resubmittal for site plan approval under the new Title 21 Rewrite, and like the previous plan before the commission in February, is related specifically to the soccer/football field area.

## 1.2 Location

The project is located a short distance north of the intersection of Elmore Road and DeArmoun Road, where Elmore Road intersects with Leyden Road. Exhibit A provides a vicinity map showing the school location within the broader context of the Anchorage Bowl and a local area zoning map that shows the school and the surrounding residential neighborhoods.

## 1.3 Purpose and Need

The stadium improvements included in this Site Plan Amendment benefit our community in a variety of ways:

- Hosting games and activities on-site that promote physical, social, and emotional growth
- Develop a stronger sense of community and spirit within the school



- Increased academic performance
- Provision of activities that integrate families, students, and the school
- Encouraging community involvement in the school
- Promotion of parity among high schools (everyone gets an opportunity for home field advantage)
- Reduced bus travel (only one team is bused)
- Reduced traffic in the community (home team families and fans are close to the venue)
- Anchorage School District (ASD) does not have to pay fees for rental of alternate sites

In consideration of these benefits, the Alaska State Legislature has provided a grant for design and construction of the improvements identified herein.

It should be noted that at the time that the original school was constructed, football and soccer games were played exclusively at Anchorage Football Stadium. At that time, it was not foreseen that games would be played at South High School. Thus at that time the Anchorage School District did not intend to provide anything other than minimal seating at South High School.

Since 2001, there has been a concerted effort within the larger Anchorage community, largely led by boosters for school sports as well as booster clubs at individual high schools, to establish “home field” play at individual schools. The reasons for this are addressed in the bulleted items above.

Since those efforts began, the community has been successful at establishing artificial fields and bleachers for home and visitors at almost all schools. The only high schools at this point in time that do not have bleachers are East High School and South High School. East High School bleachers are under design and the design has been submitted to the Urban Design Commission for review. The boosters of high school sports have been successful at garnering a \$2.2 million grant to construct bleachers at South High School. This request is to implement the intended funding and to place South High School on-par with the other schools.

#### **1.4 Land Use**

The school site is zoned PLI-SL indicating there are Special Limitations associated with the property. These limitations are further described below. The property surrounding the school is all zoned for single family residential use. To the west and south, the school abuts R-1 SL and R-1A SL zoned properties and to the north and east of the school, the properties are all zoned the lower density R-6. As shown on the zoning map (Exhibit A), the school is situated at a transition between the lower density residential properties found on the upper Hillside and the more densely developed residential properties found on the lower Hillside. Exhibit A shows the relationship of the school with the surrounding residential properties.

The Special Limitation associated with the property is significant in that it has created the condition requiring review by the Planning and Zoning Commission. Additionally affecting the site, the Special Limitation addresses the establishment of a landscape buffer surrounding the school and it reads as follows:



*Buffer yards shall be undisturbed vegetative buffers along the boundary of Tract B-1 or the existing utility easement adjoining the boundary. In the event that the existing vegetation in this designated buffer area is disturbed or removed, the affected area shall be replanted to provide within a reasonable time for growth, approximately 75% visual absorption of the structures under winter conditions from the perspective of persons off the property on neighboring lands and streets.*

It should be noted that Zoning Enforcement office has reviewed the provision of the buffer at South High School and has made a determination that the buffer meets the requirements established in 2001.

## **1.5 Proposed Modifications**

The modifications proposed in this Amendment do not significantly change the physical characteristics of the site. Exhibit B shows a recent aerial photograph of the site showing the existing conditions. All of the proposed improvements are in the near vicinity of the artificial turf field and track and are located at the southwestern corner of the site. Exhibit C is a plan of the portion of the site that will be modified as a result of the proposed improvements. These improvements include:

- Grandstand seating for approximately 1,600 spectators: Approximately 1,200 seats are proposed for the home team. These seats would be situated northeast of the field on the slope separating the artificial field and the practice field. It is intended that the home team grandstands will be built into the hillside. A new visitor grandstand, accommodating approximately 400 spectators, is identified on the opposite side of the field (see Exhibit C). The visitor grandstands will be constructed of steel framing with concrete foundations and aluminum bleachers. This approach will allow construction of the stands without disrupting the drainage swale that now exists in close proximity to the proposed stands.

Please reference the following attachments for diagrams of project context, proposed site design, and amenity layouts:

### **1.5.1 Exhibits**

Exhibit A: Anchorage Vicinity Map & Local Area Zoning Map

Exhibit B: Existing Conditions Aerial Photo

Exhibit C: Site Plan Amendment

Exhibit D: MUSCO Lighting Layout

Exhibit E: MUSCO Light Levels on Field

Exhibit F: MUSCO Light Levels on Sports Area

Exhibit G: MUSCO Poles and Luminaires

Exhibit H: Scoreboard

Exhibit I: Wood Screen Fence



Exhibit J: Typical Grandstands

Exhibit K: Typical Concession Stand

Exhibit L: Typical Press Box

Exhibit M: Aerial Photograph

## 1.6 Proposed Improvements

- **Press Box:** A new free-standing press box (10' X 30') will be constructed on the northeastern side of the home team grandstands and will extend a short distance into the existing practice field. The new press box will be high enough to allow good visibility from either side. This will allow the press box to be used for track and field events as well as soccer and football events on the artificial turf field. The press box will provide an enclosed space with windows. The roof of the structure will provide a covered deck for video crews to record events. A platform is also included at the top-back of the grandstands for a press box that may be constructed in the future.
- **New Pathways:** New pathways are provided, as shown on Exhibit C, linking the existing pathways with the new bleacher areas. All of the pathways and grandstand seating will be constructed to current Americans with Disability Act (ADA) accessibility standards.
- **Access Control Fencing:** Chain link fencing, 6 feet in height, will create a controllable perimeter surrounding the bleachers and field. The fencing includes a portion of existing pathway that links the neighborhood to the school. Gates on either end of the enclosure would normally be open, allowing unimpeded access between the neighborhood and the school, but will be controlled during events. In addition to controlling access during events, the perimeter fence helps to protect the artificial turf field from potential damage caused by unauthorized vehicles driving on the field.
- **A wood fence will be provided between the visitors' stands and the existing vegetation buffer, to provide added screening between the neighborhood and the school. This fence will not encompass the entire perimeter, but only where views exist through plantings to the field areas.**
- **Portable Toilets with Screening:** A screened area for portable toilets is provided northwest of the field. The screen shields views of the toilet area from the bleachers but provides access from both the home and visiting stands.
- **Concessions/Ticket Booth:** The concession stand is a portable structure located at the west end of the field as shown on Exhibit C.
- **Two smaller ticket booths are also shown. One is located at the bottom of the pathway between the practice field and the tennis courts. The pathway provides the shortest direct route from the parking lot to the home stands. This pathway has a slope of approximately 10% and is not ADA accessible. New pathways will provide ADA-compliant access. A second ticket booth is provided on the ADA accessible route to the home stands and the primary route to the visitors stands.**



- **New Storage Bunker:** A new storage bunker is proposed adjacent to the existing storage bunker. This new bunker will provide storage for the artificial turf maintenance equipment and the equipment associated with sporting events. The new bunker would be similar to the existing storage bunker and be recessed into the hillside. The construction of this component of the Site Plan Amendment will be included in a future phase of improvements.
- **Referees and First Aid Hut:** A new hut is proposed adjacent to the proposed storage bunker and will serve as a break-room for referees, staging for half-time groups, and first aid for sport activities. This hut is partially recessed into the adjacent slope, with the windows and the door oriented towards the field. This component of the Site Plan Amendment will be included in a future phase of improvements.
- **Electronic Scoreboard:** An electronic scoreboard will be situated on the eastern side of the field as shown on Exhibit C. The scoreboard will be approximately 25 feet wide and, including the mounting posts, will have a maximum height of approximately 32 feet. Exhibit H shows a shop drawing of a potential scoreboard design and provides added detail for a potential scoreboard configuration. The proposed scoreboard is oriented away from the adjacent buffer and nearby housing. A new electrical box will be provided in the near vicinity of the existing storage bunker and serve the scoreboard and other electrical improvements associated with this project.
- **Flagpole:** A new flagpole will be provided on the western end of the field, as shown on Exhibit C, and be visible from both home and visiting stands.
- **Sports Field Lighting:** New post-mounted sports field lighting will be provided on both sides of the artificial turf field. The new lighting will be provided on six stanchions instead of the more common approach of using four stanchions. This allows for lower height stanchions and fewer lights on each stanchion. Though the number is increased, it reduces the glare into nearby homes. The lighting will be designed to maintain uniform lighting on the field while eliminating light trespass in accordance with Municipal requirements.
- **Closed Circuit Camera Equipment:** The artificial turf field is not visible from the school. A closed circuit video monitoring system is proposed and would be mounted to the new sports field light poles. This system would be monitored and controlled in the South Anchorage High School office.
- **Public Address System:** A public-address system for the home and visitor grandstands is proposed as part of the site improvements. The impacts from the public address system and the field lighting on nearby neighborhood are the primary concerns of the adjacent homeowners. These concerns are addressed in greater detail below.

## **2 GENERAL SITE PLAN REVIEW STANDARDS (NEW CODE--AMC 21.03.180F)**

- 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.***

AO 2001-1 provided for amending the zoning map from R-1SL to PLI for the parcel where South High School is located. The ordinance provided special limitations for the subject parcel.



1. *Buffer yards shall be undisturbed vegetative buffers along the boundary of Tract B-1 or the existing utility easement adjoining the boundary. In the event that the existing vegetation in this designated buffer area is disturbed or removed, the affected area shall be replanted to provide within a reasonable time for growth, approximately 75% visual absorption of the structures under winter conditions from the perspective of persons off the property on neighboring lands and streets.*

Although some trees in the buffer have fallen due to knock-down from the wind, no trees have been disturbed or removed as a result of previous work and the buffer will not be disturbed as a result of the modified site plan. In an effort to augment the buffer, ASD has planted 135 new evergreen trees of varying sizes over the last three years. As discussed before, it should be noted that Zoning Enforcement has determined that the buffer that is provided complies with the intent of the 2001 Planning and Zoning Commission buffer requirement.

Regardless of Zoning Enforcements findings, at the request of the adjacent property owners, the proposed project will carry the buffering interest one step further by providing a screen fence to further visually buffer the school from residential properties. The fence will be located inside the tree buffer such that the primary views from the residences will be to the trees, with the screen fence behind those trees.

2. *Development of the site recognizes crossings of the buffers by pedestrian and vehicle access and utility service. Disturbance to the buffers should be minimized and the quantity and locations be considered as part of the detailed Site Plan Review process.*

This condition was addressed in the site plan review for the school and the disturbance was minimized and has been maintained. As addressed above, the buffer has been supplemented to address wind thrown material.

3. *The platted buffer yards described on Plat 98-35 shall be maintained and the 40-foot buffer yards described on the southern boundary of Tract B-1 shall be extended for the balance of the south, southwest, and western boundary. The buffer shall be inboard of the current 40-foot AWWU and telecommunications easement as indicated on the plat.*

The platted buffer yards have been maintained.

4. *No structures, other than Commission-approved screening structures, or pedestrian-path improvements may be placed within the buffer yards.*

While no structures have been placed within the buffer yards, this site plan amendment proposes to place a screening fence within buffer yards on the south and west, as allowed by the ordinance, with commission approval. The structure will be constructed such that it will not require removing significant screening vegetation to allow the fence placement.

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.*

Regarding Chapter 21.04, Zoning Districts, the site is zoned PLI and this is a major public facility as identified in 21.04.060, para. E.

Regarding Chapter 21.05, Use Regulations, schools are permitted land use in accordance with Table 21.05-1, subject to major site plan review and the school complies with the requirements of Chapter 21.04, Community Uses: Definitions and use Specific Standards. The proposed facilities that are included in this site plan review request will not affect established buffers or required facility and circulation needs and the site will continue to meet the requirements of Chapter 21.05.

Regarding 21.06, Dimensional Standards and Measurements, the proposed facilities will all be well outside of the 25 foot required setbacks and will not significantly affect the lot coverage requirements, if bleachers were considered to be "coverage".

Regarding 21.07, Development and Design Standards, to the extent the standards affect the proposed project, each is addressed as follows:

1. 21.07.040, Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges: Stormwater and runoff will be addressed through existing drainage structures that are located west of the existing field. There will not be an appreciable change to drainage patterns as a result of the project.
2. 21.07.060, Transportation and Connectivity: A traffic impact analysis was completed in 1999. The proposed improvements identified in this Site Plan Amendment will not result in traffic impacts that are not already incurred by the school itself. The analysis remains in effect and a requirement for an amendment is not anticipated.

Vehicular and pedestrian circulation is now clearly defined by previous improvements to the site and this Site Plan Amendment relies on this existing circulation infrastructure. New walkways are provided for access to both the home and visitor bleachers. The assembly area associated with the new bleachers includes seating for 1,600 spectators. By code that would require parking for 400 vehicles. The school currently has parking for approximately 600 vehicles. Because sporting events do not occur during normal school hours, existing parking can support event parking with a surplus that can support concurrent activities in the school.

The school has pedestrian access easements to adjacent neighborhoods and there has been some concern that event participants may park in the local neighborhood and use the existing easements for access to school events. Any impacts from additional parking on nearby streets during scheduled games will be mitigated through monitoring and security.

3. 21.07.070, Neighborhood Protection Standards: Paragraph C allows the commission to establish conditions of approval for any non-residential use adjacent to existing residential use where within 200 feet of the residential district. For the proposed project, there are 7 properties (5 housing units), that will be within 200 feet of the nearest bleacher. Possible impacts that could potentially affect those or other residences beyond that distance include impacts from lighting, traffic, and noise associated with the proposed addition of grandstands to the sportsfield. The proposed site plan addresses each of these specifically in the following section of this narrative. However, the following specific steps have been taken to address the concerns:

- i. A screen fence will be erected where vegetation is thin in order to supplement the screening provided by existing vegetation.

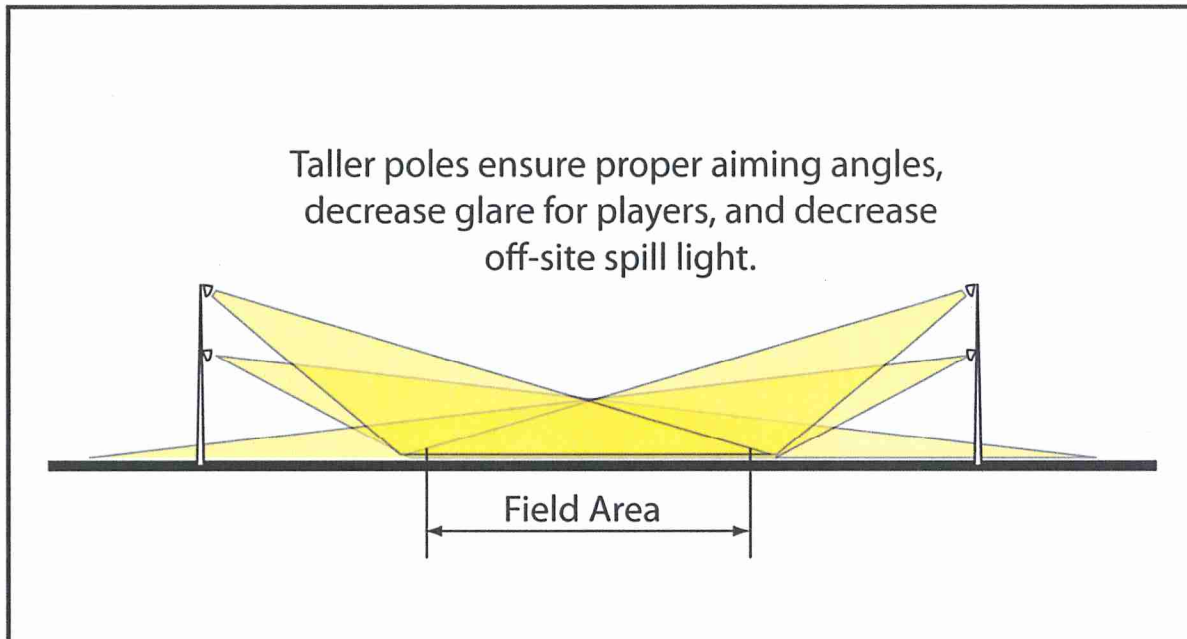
- ii. The lighting will have cut offs to prevent spillage of light off of the field. Light will be concentrated on the field. Light levels will be less than 0.1 foot-candles at neighboring properties.
- iii. Lighting will be placed on six stanchions instead of the usual 4 stanchions in order to lower the lighting fixture height and reduce the number of light fixtures in order to reduce potential glare into homes.
- iv. The illuminated face of the scoreboard is oriented away from nearby residences such that it will not be visible beyond the boundaries of the school.
- v. The public address system will rely on a number of smaller speakers focused on the bleachers rather than a few large speakers that could broadcast beyond the bleachers.
- vi. The school will monitor the sound and modify settings to maintain low sound volumes.
- vii. The home team bleachers are located away from the neighborhood such that the nearest home is 470 feet away. Visitor bleachers, which should generate less noise than home bleachers, will be closest to the neighbors.
- viii. Bleachers will be enclosed underneath in order to reduce noise that originates from foot-stomping.
- ix. The school district is exploring methods of applying a sound deadening material to the bleacher treads and will install this material if it is effective and affordable.
- x. The visitor bleachers will have a back that extends six feet above the stands in order to contain noise and project what noise there is away from the neighborhood.

**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.***

Schools are permitted principal uses on PLI lands and sports facilities are accessory and integral uses to schools. The surrounding properties are primarily residential, and school properties are commonly situated adjacent to residential properties throughout the Anchorage community. The stadium improvements will permit local high school sports events to be hosted at the school and will enhance community participation in these school events.

South Anchorage High School has occupied this site for many years and the existing ball fields were approved as part of the overall site plan approval. The athletic fields and trails at the school are commonly used by residents of the adjacent neighborhood for passive and active recreation. The addition of stadium seating, lighting, and a public address system enhances and augments the use of the athletic fields for the Hillside community as a whole. The proposed improvements will have some sound and lighting impacts on adjacent residents to the south and west of the field. The proposed design seeks to minimize those impacts as follows.

**Lighting:** Lighting design for a high school stadium typically calls for four lighting stanchions to illuminate the field. The lighting design for the South Anchorage High School field can be seen on exhibits D-F. Exhibit D shows the placement of six lighting stanchions for the athletic field. The use of six stanchions results in lower light poles and a reduced number of light fixtures on each stanchion. The stanchions are still fairly tall, ranging from 70 to 80 feet in height, but as shown on Figure 1 below, that height is important in focusing light on the field, reducing glare, and avoiding trespass onto adjacent properties. Exhibit E shows lighting levels on the field (in foot-candles) and Exhibit F, the overall site illumination summary, shows the level of lighting in foot-candles



**Figure 1: Importance of Pole Height**

both on the field and along the boundary of the property. The diagram shows that light level will drop dramatically at the edges of the field and in accordance with Municipal code, light trespass will not occur beyond the boundary of the school. The design uses luminaires and fixtures that focus light very specifically onto the field. Exhibit G provides details of the proposed light poles and fixtures. It should be noted that the stadium lighting will be used primarily in the shoulder seasons of spring and fall and the use of lighting will be limited.

**Scoreboard:** The illuminated face of the scoreboard will be oriented to face away from nearby residences. Because of the orientation and level of lighting associated with the scoreboard, the illuminated portion will not be visible beyond the boundaries of the school site. Exhibit H, attached, is a shop drawing for the proposed scoreboard.

**Public Address System:** A public address system will be installed with the proposed improvements. The proposed system will use a diffused sound approach that uses a number of smaller speakers focused on the bleacher seating rather than a few large speakers. Once the sound system is installed, the school will monitor the sound system at school boundaries and modify the volume to ensure the system remains compliant with Municipal code.



**Bleachers:** The bleachers are located such that the home bleachers, which typically generate the most noise, will be located the furthest from the nearby neighborhood with the nearest home approximately 470 feet distant. The back of the visitors' bleachers will be approximately 150 feet from the nearest home but will be oriented such that noise is projected away from the neighborhood.

ASD's noise consultant recommended that all bleachers be enclosed with plywood or similar material to contain and dampen noise generated by foot stomping on bleacher treads. Further, the back of the visitors' bleachers will have a wall projecting approximately 6 feet above the back of the stands to prevent noise from being directed to the neighborhood. Also, ASD is evaluating methods of coating the bleacher treads to reduce noise from foot stomping and will incorporate this treatment if it is shown to be effective in an existing trial treatment for the West High School bleachers. Early non-empirical testing has indicated that this shows promise.

**Screen Fence:** An 8-foot high wood screen fence will be installed to further buffer the school from the neighborhood. The fence will be located such that the neighborhood has views to the existing forest and the fence is a background to the vegetation, to the extent that views penetrate beyond the vegetation.

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

Comprehensive 2020 and elements of the comprehensive plan that provide guidance for development in the vicinity of South Anchorage High School include the *Anchorage 2020 Comprehensive Plan* and the *Hillside District Plan*. Following is a discussion of how this Site Plan Amendment is consistent with the goals and policies identified in those plans.

***Anchorage 2020 Comprehensive Plan***

***Policy #44 Design and build public improvements for the long term use***

Increasing the quality of this public facility for long term use is the objective of the Site Plan Amendment. As explained in this application, the improvements will provide the facilities necessary to host home events providing long term benefit to those within the neighborhood who will have children in South Anchorage High School now and for generations to come. In addition the artificial turf field allows for extended use of the field throughout the calendar year. The field was designed and has been constructed of durable materials to minimize long-term maintenance. ASD has specialized equipment, training, and materials to provide preventive maintenance of the artificial turf field. The proposed improvements will be constructed of durable materials promoting long term use.

***Policy #45 Connect local activity centers, such as neighborhood schools and community centers with parks, sports fields, greenbelts, and trails where feasible.***

South Anchorage High School is well connected to the surrounding neighborhood by trails, walkways and by roads. The proposed improvements included in this Site Plan Amendment do not alter those conditions and will in fact improve access for the disabled to the community facilities that presently exist at the school. The Site Plan Amendment will enhance the connection of the high school to the surrounding community by providing the facilities needed for sports event to occur at the local high school.



**Policy #49** **Site plan and layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development.**

The project recognizes the adjacent residential neighborhood and provides for a number of design provisions to address the character of that neighborhood with respect to the proposed facilities:

- The home bleachers are located away from the adjacent neighborhood such that the primary generator of noise is farthest from the neighborhood.
- The sound system will be designed by a sound expert to reduce fugitive noise from the grandstand public address system to the neighborhood by using a number of speakers that project sound directly to the listeners in the bleachers in a focused manner, instead of a single or limited number of speakers that project in an unfocused manner.
- The visitor bleachers will be enclosed such that the sound from foot stomping on the bleachers is mitigated.
- A wall will project above the visitor bleachers such that sound from the visitor bleachers is contained and projected away from neighborhoods.
- ASD is investigating whether sound deadening can be applied to bleacher treads in a cost effective manner to further deaden the sound of foot stomping on bleachers.
- A screen fence is being installed in front of an existing forested/planted area so that neighbors do not view the bleachers or other school improvements.
- Lighting will consist of six instead of the standard four fixtures, allowing lower height poles that support the lights, and more focused lighting by the fixtures. The lighting has been designed such that there is 0.1 footcandles or less at the property line of the school and adjacent residences.

**Policy #78** **Design Municipal facilities frequented by the public, particularly schools, to accommodate year-round multi-purpose activities.**

The proposed improvements identified in this Site Plan Amendment promote year-round use of the facility by providing the facilities needed for fall and spring sports activities.

**Policy #86** **Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails.**

The proposed improvements included in this Site Plan Amendment were developed via collaboration between parents groups (Booster Club and others) and ASD for development and maintenance of the facilities.

**Policy #89** **Encourage the year-round use of public schools as neighborhood and community centers.**

The addition of an artificial turf field and a track extended the time period that sport activities could occur at the school. In addition to the recently constructed artificial turf field the proposed site improvements provide the



support infrastructure for South Anchorage High School and the surrounding community, to host sporting events year-round.

### ***Hillside District Plan***

The *Hillside District Plan* identifies seven key goals. Of those seven goals, there are five that relate to development on the South Anchorage High School site. They include:

#### **Goal 1. Location and Intensity of Development**

*Guide the amount and location of future development while maintaining the quality and diversity of the Hillside District as a place to live, ranging from low-density rural areas, to single family suburban neighborhoods, to areas with duplexes and multi-family housing.*

*1A. Encourage a greater proportion of future hillside growth to occur in the lower hillside, in areas located closer to existing services and infrastructure; to a limited degree to reduce the amount of future development in the southeast hillside.*

South Anchorage High School is situated at the transition of low density housing, typically found on the upper Hillside, and higher density residential development that is more commonly found on the lower Hillside. The school has all necessary infrastructure in place to support the proposed improvements and is well situated to serve the needs of upper and lower Hillside. No additional roadway or parking improvements are required to support the existing and proposed site improvements.

#### **Goal 2. Character of Development**

*Guide the character of individual properties, home sites and subdivisions to help maintain assets such as quiet, trees and other natural vegetation, natural drainage systems, wildlife habitat, good views, access to open space, access to clean water, and dark night skies.*

The proposed improvements, pursuant to the Site Plan Amendment, are to an existing high school. The improvements do not involve removal of trees or other natural vegetation, changes to natural drainage, impacts to wildlife habitat, or restriction of access. The new grandstand facilities will introduce increased levels of noise and light. However, the design works to mitigate the impacts of lighting and sound as discussed below.

Lighting associated with the field will be used only four to five times during the autumn, when home football games take place. In general, this use is not necessarily needed for football but is used to enhance video recording. Thus the actual incurrence of light happens at minimal times, and only for a short period in the evening, for games that start at approximately 6:30 pm and are over by 9:00 pm. This lighting is far less intrusive than street lighting in adjacent neighborhoods, Nordic ski trail lighting, or the trail lighting at Hilltop Ski Area.

Likewise, noise is also an intrusion on only limited occasions. The public address system likewise will be used only intermittently during the autumn for football games and spring for soccer and track and field events. Overall this comprises approximately a total of eight to ten events per year. While the system will introduce noise during these limited occasions, the public address system will be designed to limit that intrusion. Additionally, a number of other design features are incorporated into the bleacher design, including enclosing the sides of the bleachers, providing a back that extends above the visitors' side bleachers, and possibly



adhering sound deadening material to the bleacher treads if this is shown to be economically feasible and effective.

### **Goal 3, Infrastructure and Efficient Growth Patterns**

*Plan land use, transportation infrastructure and other infrastructure to serve anticipated growth to be efficient in terms of public expense, energy use, and other resources.*

*Guide land use to be efficient in public expense, energy use and other resources. Encouraging a greater proportion of future Hillside growth in areas that are comparatively close to established services results in relatively less demand for energy tied to vehicular use and more efficient use of existing public infrastructure (HDP Policy 1A).*

The Site Plan Amendment promotes the efficient use of public resources by making improvements to existing public infrastructure. It will permit the school to host high school sports events that currently must take place at other facilities. This will support local community involvement at the school, provide for anticipated growth in the community, and reduce vehicular travel to local school events. South Anchorage High School is centrally located in the Hillside area and serves the neighborhood's student population. The development of the Hillside area is primarily residential and with limited non-residential support services in the vicinity. The facility is served by existing transportation infrastructure and necessary utilities.

### **Goal 4, Public Facilities**

*Retain land to serve anticipated needs for public facilities and public use areas such as schools, drainage related facilities, fire stations, parks, greenbelts or other natural resource conservation areas.*

*4A. (Schools) The Municipality of Anchorage and the Anchorage School District will continue a joint effort to identify school sites on the Hillside to accommodate future growth.*

The *Hillside District Plan* identifies this location as the site for the South Anchorage High School and recognizes the difficulty in locating new school sites in the Hillside area. Development of the stadium improvements expands public use of athletic facilities at South Anchorage High School in keeping with the intent of this goal.

### **Goal 6, Parks and Open Space**

*Maintain, supplement, and enhance a system of parks, trails, open spaces, and other active and passive recreation areas.*

Development of the stadium improvements supports this goal by enhancing the existing facilities for active recreation events.



### **3 COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC STANDARDS (NEW CODE—AMC 21.05.040 E 3. ELEMENTARY OR MIDDLE SCHOOL(BY REFERENCE FROM AMC21.05.040 E 4. HIGH SCHOOL))**

#### ***Purpose***

The site is in use as a high school and it is a permitted purpose dating back to the original site plan approval granted by the Planning and Zoning Commission in 2001.

#### ***Approval Process***

This project is being brought forward for approval as an amendment to the 2001 site plan approval granted by Planning and Zoning Commission as required by this section of the New Code and in accordance with the requirements of 21.03.180D Major Site Plan Review.

#### ***Site Size***

South High School was designed for a student enrollment of approximately 1600 students and currently has a student enrollment of approximately 1500 students. At the cited code requirement of one acre per 100 students, South High School would have a requirement of approximately 16 acres. South High School has a campus of approximately 50 acres.

#### ***Setbacks***

Chapter 21.06 Table 21.06-3 *Table of Dimensional Standards-Other Districts* requires front, side, and rear setbacks of 25 feet abutting residential districts. The provisions of 21.05.040 further require that same dimension. South High school exceeds these setbacks and has an additional requirement of 40 feet of vegetated buffer requirement from the abutting subdivision to the south and west. The Building Official has found that the school's buffers meet this requirement. This application will supplement that further by providing an additional screen fence to address property owner concerns.

#### ***Outdoor Play Space (Does not apply to high schools)***

#### ***Vehicle and Pedestrian Areas***

This code requires 100 feet of frontage on a collector or greater classification street. South High School provides approximately 1000 feet of frontage on Elmore Rd. which is classified in the Official Streets and Highways Plan as a Neighborhood Collector. Also, the school provides passenger loading areas on the east and south sides of the school and visitor unloading on the east side of the school. Paved pedestrian areas are provided between buildings, vehicular circulation areas, and Elmore Drive. Additionally, walkways are provided to connect to rights of way in neighborhoods on the north, west, and south.

This project will supplement the circulation by providing additional pedestrian connections to the sportsfield and bleacher seating.



### ***Temporary Structures***

South High School does not currently use temporary classrooms and this request does not require any.

### ***Landscaping***

The school meets all landscape requirements for visual enhancement landscaping along property lines. This project will supplement that requirement by placing a wood screen fence in front of the existing 40-foot buffer along the southern and western neighborhood.



## 4 EXHIBITS

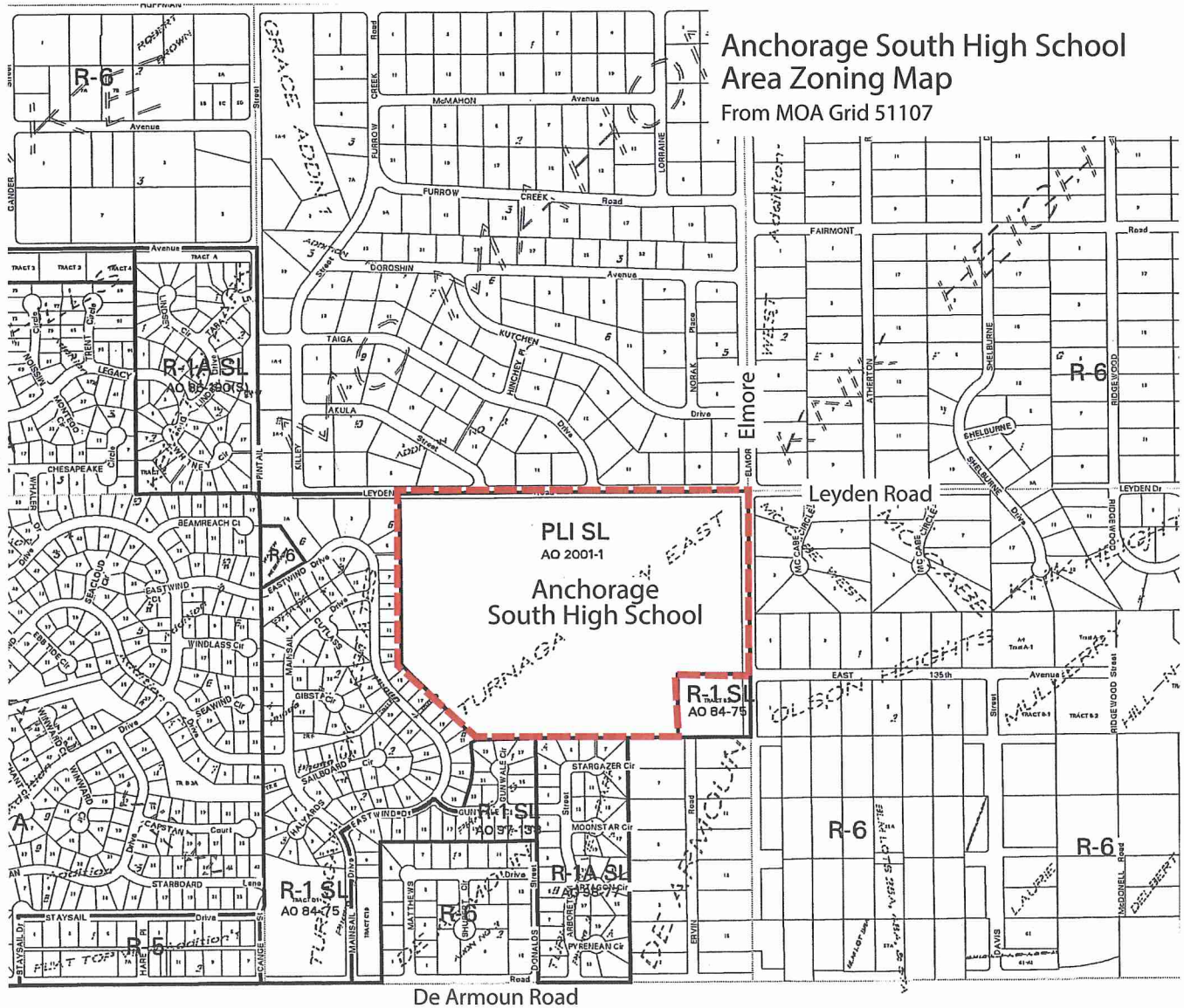
Anchorage Vicinity Map & Local Area Zoning Map	A
South Anchorage High School Existing Conditions Aerial Photo	B
South Anchorage High School Site Plan Amendment	C
MUSCO Lighting Layout	D
MUSCO Field Light Coverage	E
MUSCO Sports Area Light Coverage	F
MUSCO Pole and Luminaire	G
Scoreboard	H
Wood Screen Fence	I
Typical Grandstands	J
Typical Concession Stand	K
Typical Press Box	L
Aerial Photograph	M

# Exhibit A

## Vicinity Map & Local Area Zoning Map



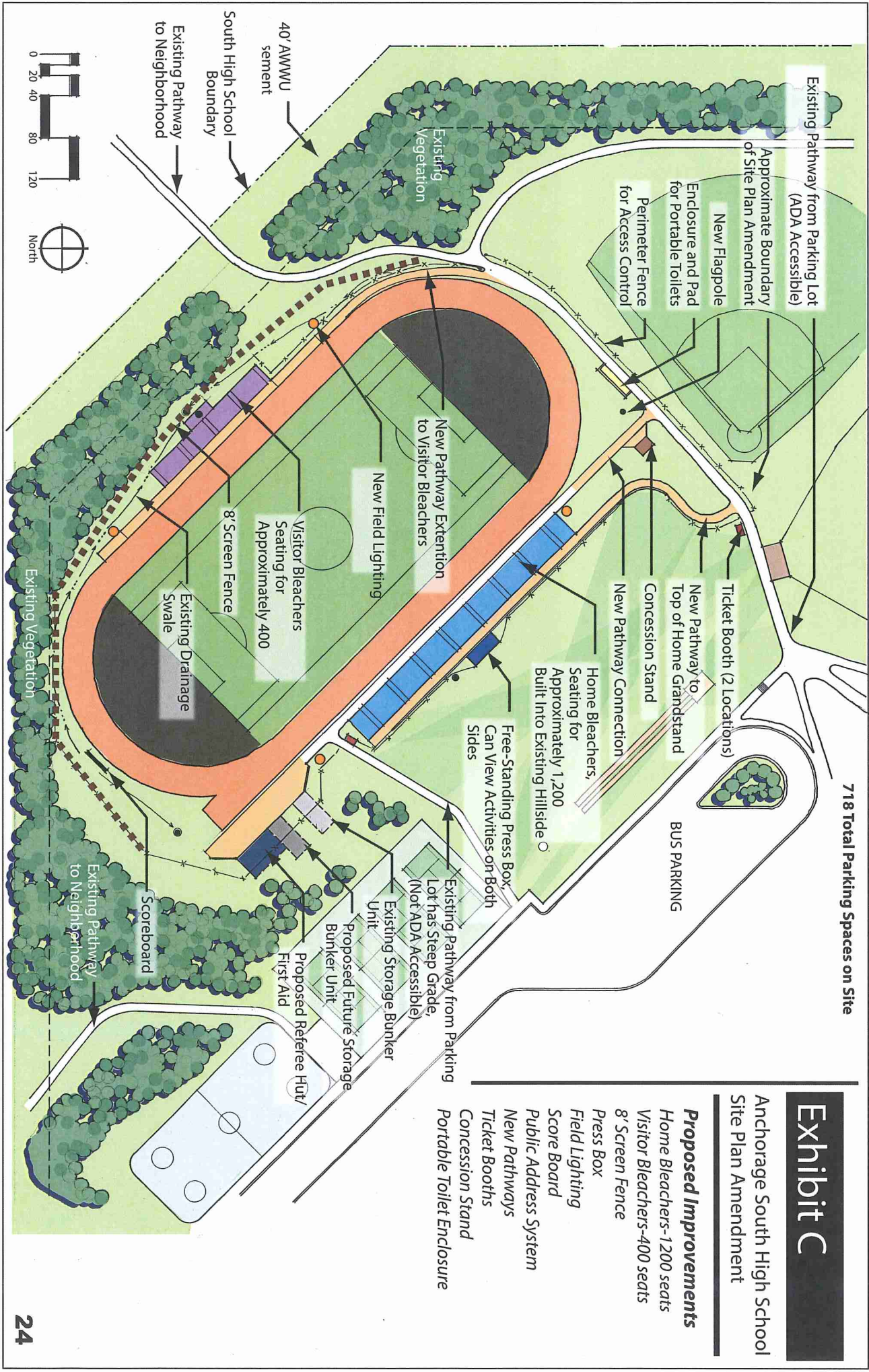
Anchorage South High School  
Area Zoning Map  
From MOA Grid 51107



# Exhibit B

## Existing Conditions Aerial Photograph





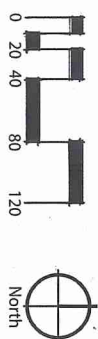
718 Total Parking Spaces on Site

# Exhibit C

Anchorage South High School  
Site Plan Amendment

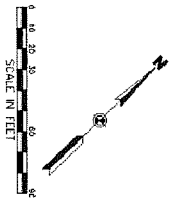
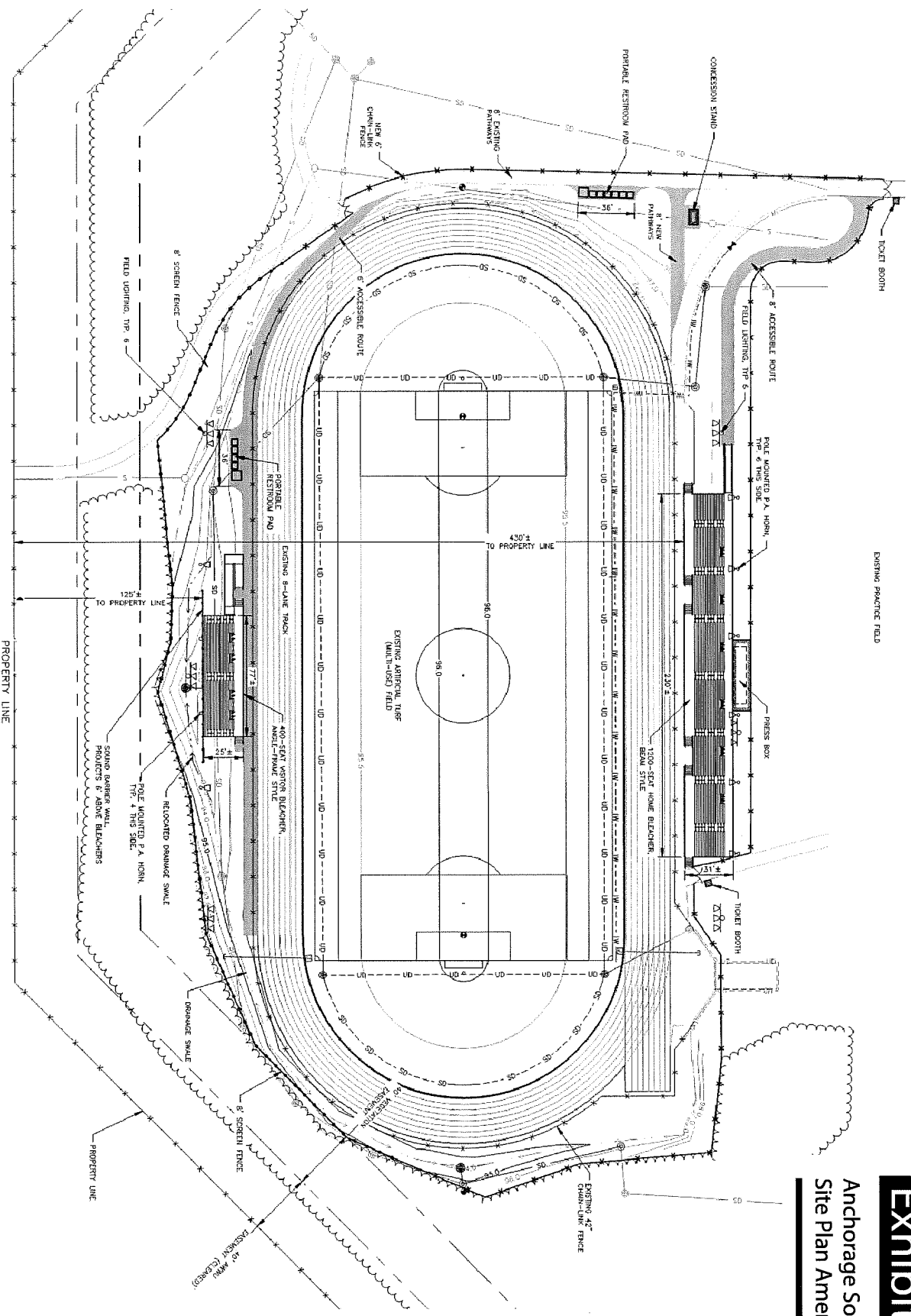
## Proposed Improvements

- Home Bleachers -1200 seats
- Visitor Bleachers -400 seats
- 8' Screen Fence
- Press Box
- Field Lighting
- Score Board
- Public Address System
- New Pathways
- Ticket Booths
- Concession Stand
- Portable Toilet Enclosure



# Exhibit C-1

## Anchorage South High School Site Plan Amendment





**MY PROJECT**  
 Name: South Anchorage High School Football  
 Location: Anchorage, AK

**EQUIPMENT LAYOUT**

**INCLUDES:**

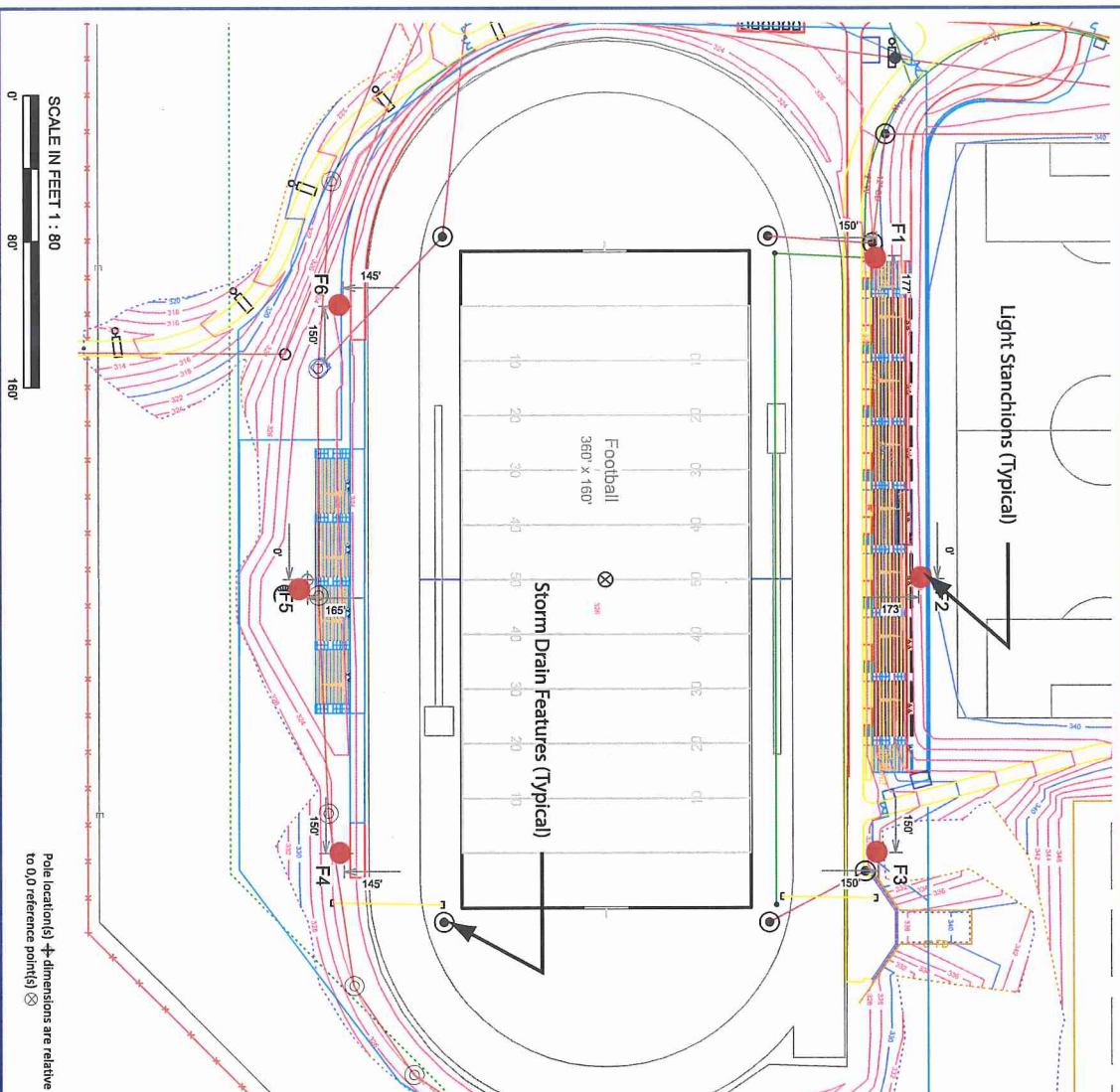
- Football  
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.  
 Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

**EQUIPMENT LIST FOR AREAS SHOWN**

QTY	LOCATION	POLE SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires LAMP TYPE	QTY/POLE
2	F1, F3	80"	2"	82'	1500W NZ	4
1	F2	70"	12"	82'	1500W NZ	5
2	F4, F6	80"	-2"	78'	1500W NZ	5
1	F5	80"	-4"	76'	1500W NZ	5
<b>TOTALS</b>						<b>28</b>

**SINGLE LUMINAIRE AMPERAGE DRAW CHART**

Ballast Specifications (30 Watt power factor)	Line Amperage Per Luminaire (1000 Watts)		
Single Phase Voltage	208	240	277
1500 watt NZ	8.6	8.3	7.5
			6.5
			5.1
			3.7

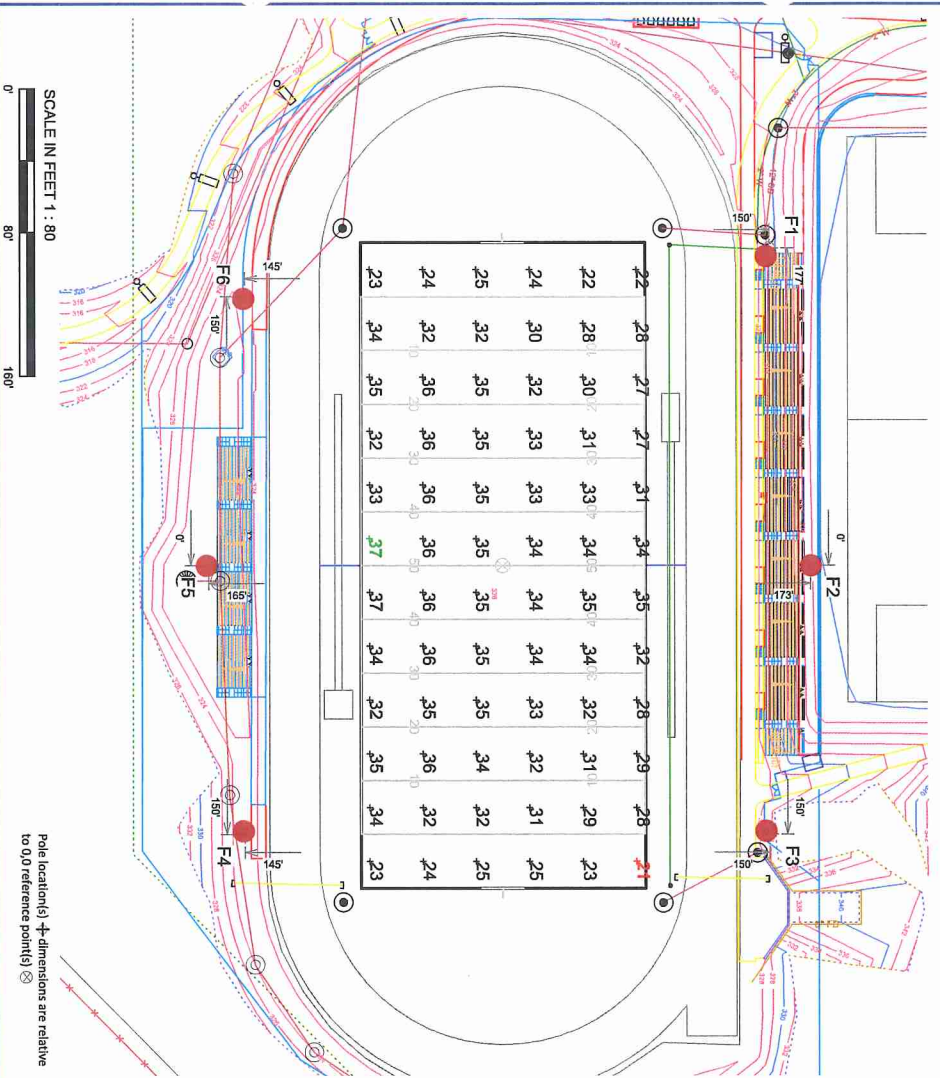


**ENGINEERED DESIGN**  
 By: Eric Svenby  
 File # / Date: 161121R1  
 07-Nov-12  
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**EQUIPMENT LAYOUT**

**Exhibit D**  
 Light Fixture Layout &  
 Pole Height

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	Pole	SIZE	GRADE ELEVATION	HOUSING HEIGHT	Luminaire TYPE	QTY/ POLE	POLE GRID	QTY/ GRID
2	F1, F3	80"	70"	2'	82'	1500W MZ	4	4	0
1	F2	80"	12'	-2'	78'	1500W MZ	5	5	0
2	F4, F6	80"	-2'	-4'	76'	1500W MZ	5	5	0
1	F5	80"	-4'			1500W MZ	5	5	0
6	TOTALS						28	28	0



**MY PROJECT**  
 Name: South Anchorage High School Football  
 Location: Anchorage, AK

**GRID SUMMARY**  
 Name: Football  
 Size: 360' x 160'  
 Spacing: 30.0' x 30.0'  
 Height: 3.0' above grade

**CONSTANT ILLUMINATION**  
 HORIZONTAL FOOTCANDLES

SUMMARY	
Entire Grid	30
Guaranteed Average:	31.4
Scan Average:	37
Maximum:	21
Minimum:	1.52
Avg / Min:	2
Guaranteed Max / Min:	1.80
Max / Min:	1.49
UG (adjacent pts):	0.14
CV:	0.14
No. of Points:	72

**LUMINAIRE INFORMATION**  
 Luminaire Type: Green Generation  
 Rated Lamp Life: 5,000 hours  
 Avg Lumens / Lamp: 134,000  
 Avg Lamp Tilt Factor: 1.000  
 No. of Luminaires: 28  
 Avg KW: 45.79 (47.6 max)

**Guaranteed Performance:** The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Illumination measured in accordance with IESNA LMV-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

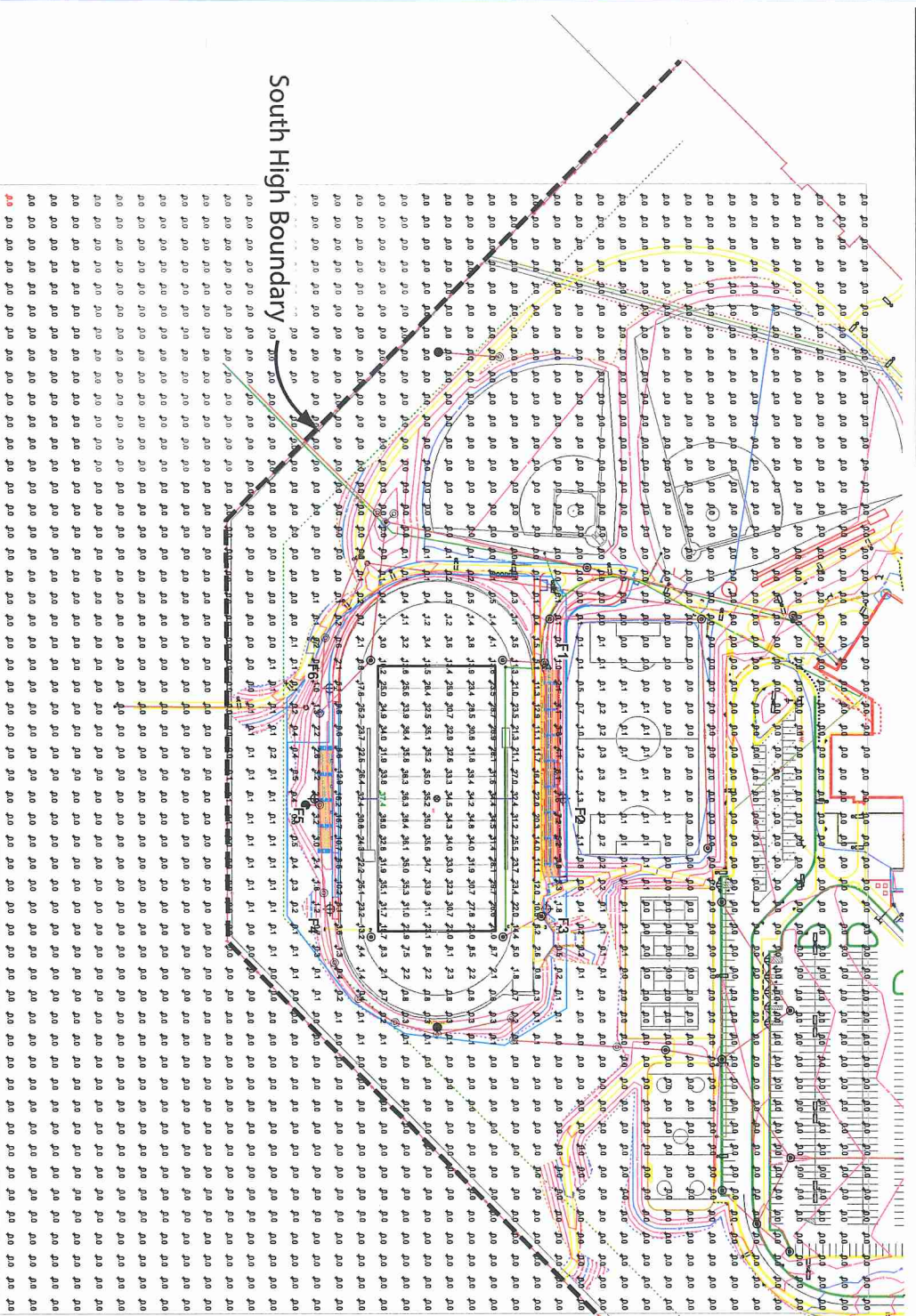
**ENGINEERED DESIGN**  
 By: Eric Svenby  
 File # / Date: 161121R1 07-Nov-12

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**ILLUMINATION SUMMARY**

**Exhibit E**  
 Lighting Levels on Field

QTY	LOCATION	FOOT COUNDS		ELEVATION		MOUNTING HEIGHT		LUMINAIRES		QTY		THIS OTHER		
		SIZE	AREA	1500W MZ	1500W MZ	70'	76'	TYPE	FOUR	ONE	QTY	QTY		
2	T-15	70'	121	82'	1500W MZ	5	5	0	0	0	0	0	0	
2	E4.16	80'	-2'	76'	1500W MZ	5	5	0	0	0	0	0	0	
1	E5	80'	-4'	76'	1500W MZ	5	5	0	0	0	0	0	0	
TOTALS											28	28	0	0



SCALE IN FEET 1 : 150

0 150 300

Point location(s) & dimensions are relative to Q0 reference point(s) ©



**MY PROJECT**  
 Name: South Anchorage High School Football  
 Location: Anchorage, AK

**GRID SUMMARY**  
 Name: Blanket  
 Spacing: 300' x 300'  
 Height: 3.0' above grade

**CONSTANT ILLUMINATION**  
 HORIZONTAL FOOTCANDLES  
 Entire Grid  
 Scan Average: 1.7  
 Maximum: 37  
 Minimum: 0  
 Avg / Min: 31211.23  
 Max / Min: 68747.63  
 UG (edilcnet fpsi): 8.01  
 CV: 3.84  
 No. of Points: 2090

**LUMINAIRE INFORMATION**  
 Luminaire Type: Green Generation  
 Rated Lamp Life: 5,000 hours  
 Avg Lamps / Lamp: 134,000  
 Avg Lamp Life Factor: 1,000  
 No. of Luminaires: 28  
 Avg KW: 43.79 (47.6 max)

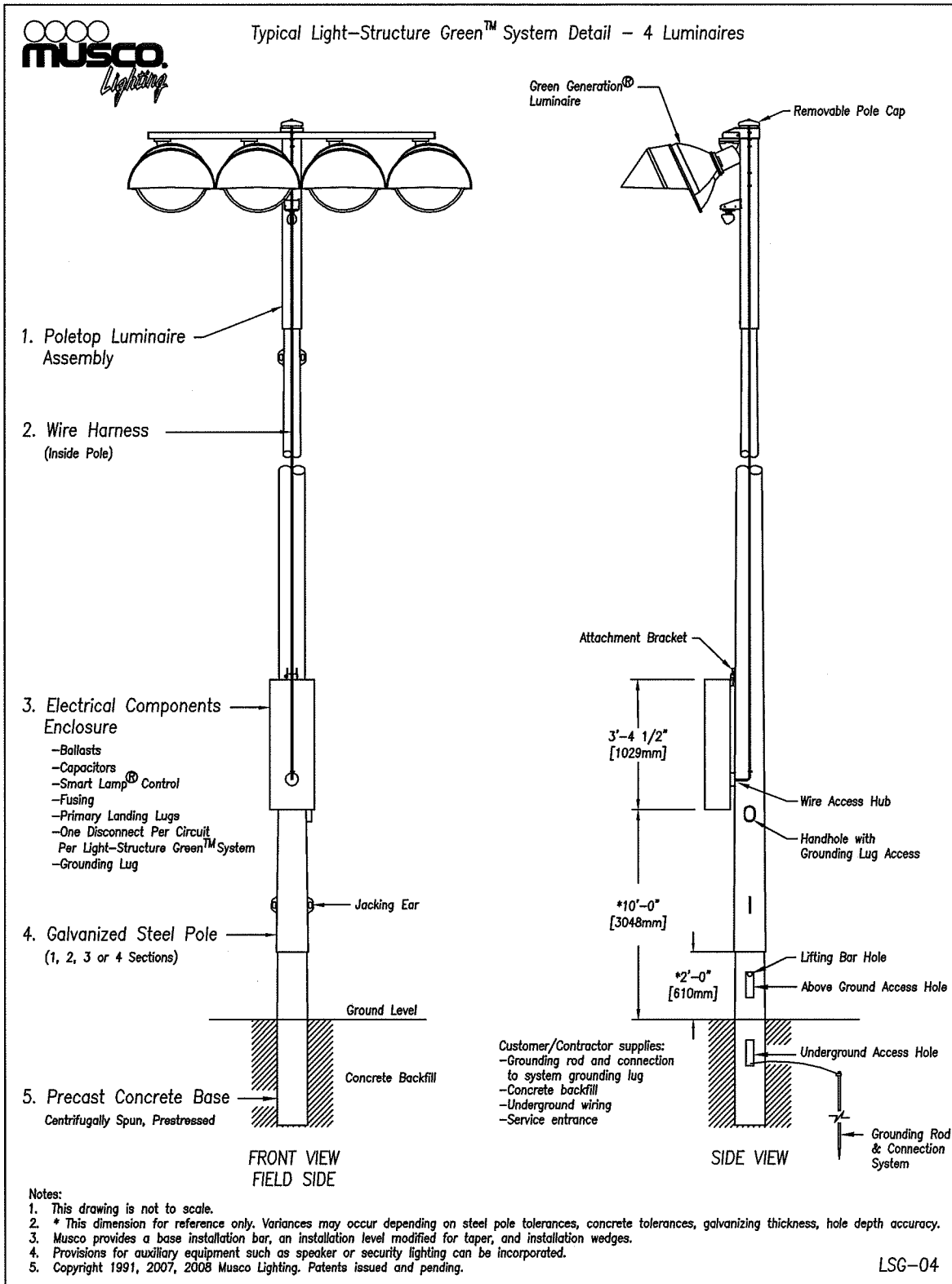
**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.  
 Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.  
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical string.  
 Installation Requirements: Bench assume +/- 3% nominal working at site of the bases and structures located within 3 feet (1m) of design location.

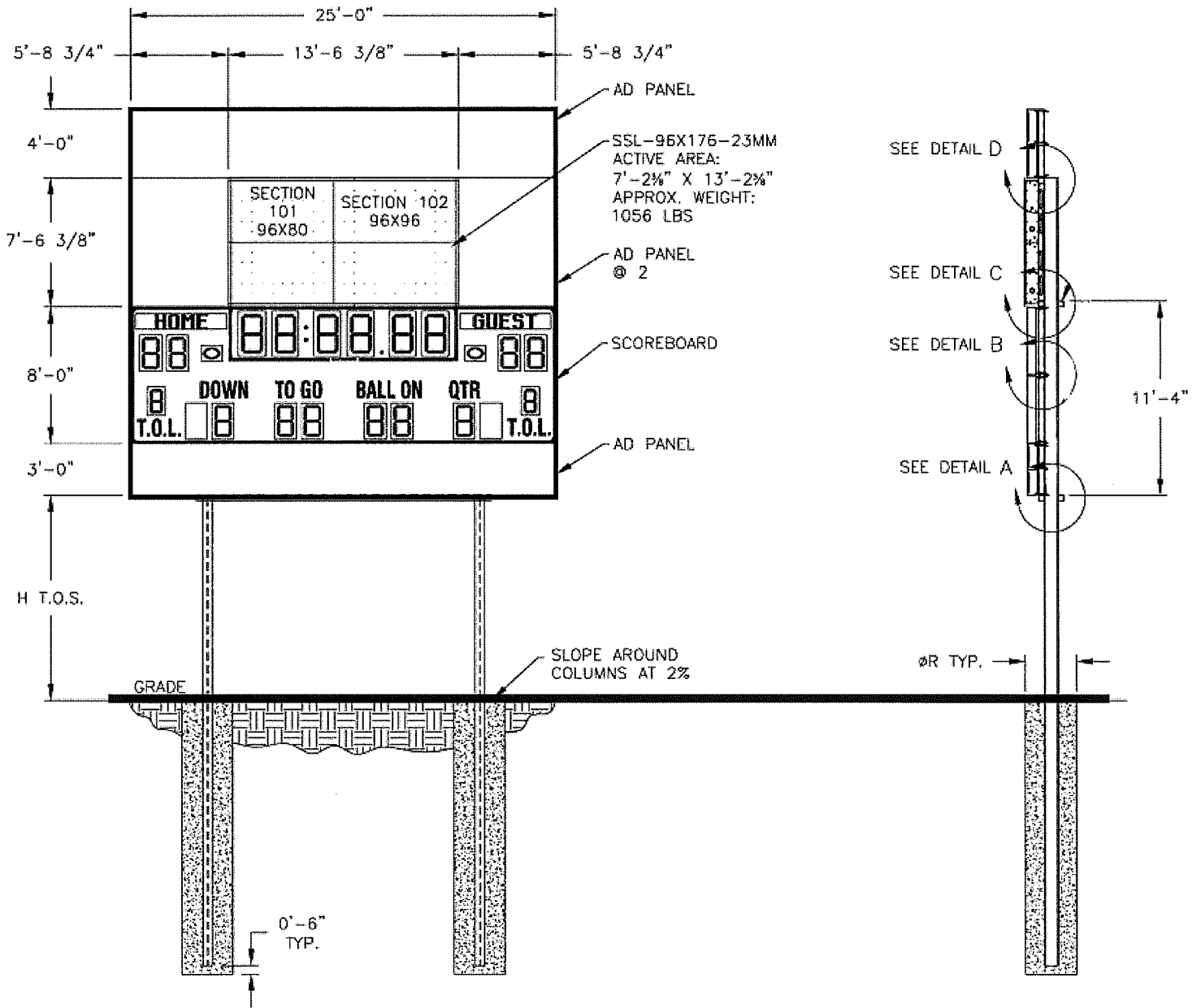
# Exhibit F

Lighting Levels Throughout the Area of the Field, Based on Proposed Lighting Layout.

# Exhibit G

## Pole and Luminaire Details



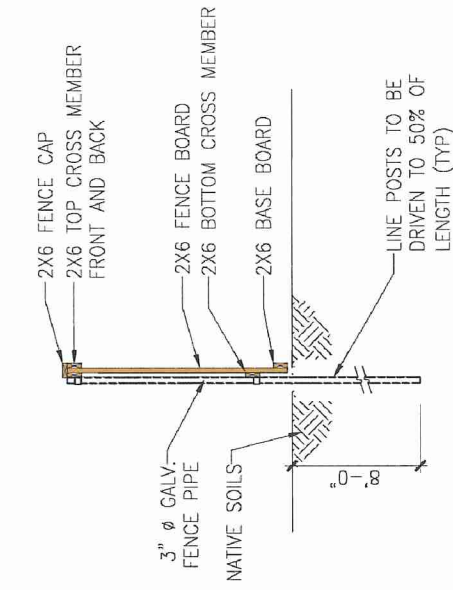


Front View

Side View

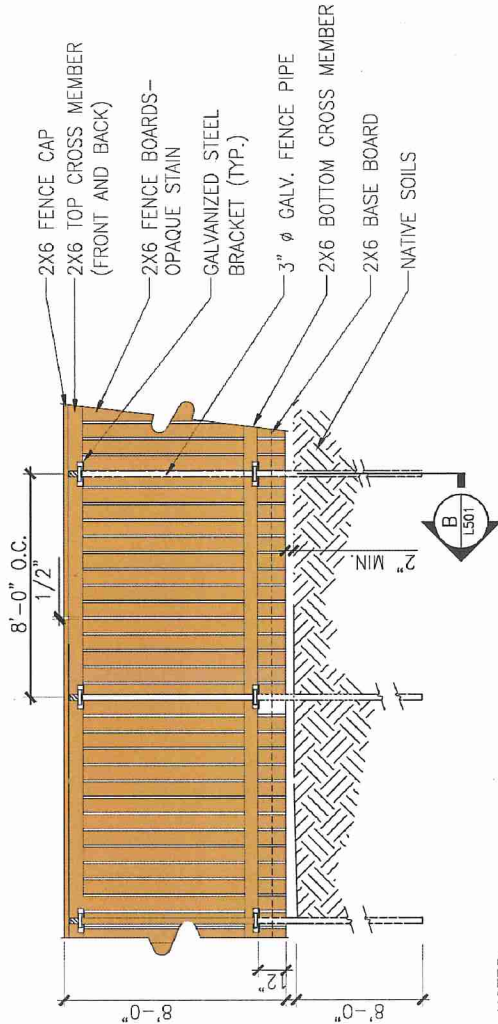
# Exhibit I

## 8' Wood Screen Fence



- NOTES:  
1. ALL STEEL TO BE HOT-DIP, GALV.  
2. ALL WOOD SHALL BE SELECT #1 OR BETTER.

**B**



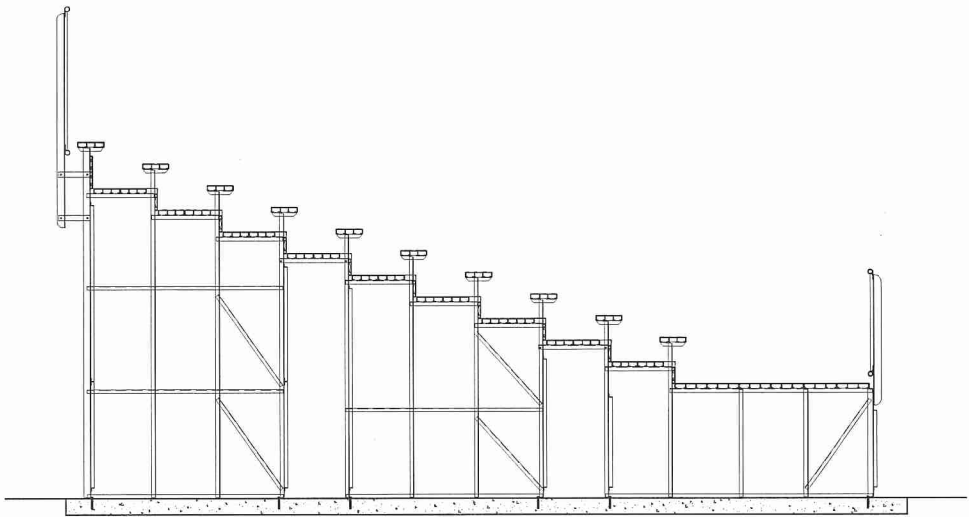
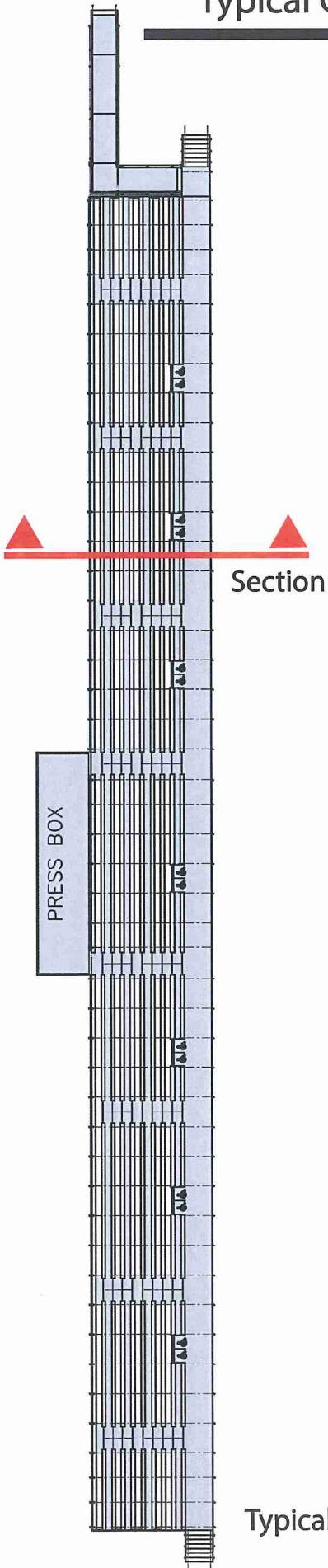
- NOTES:  
ALL FASTENERS, JOISTS HANGERS AND ANGLES SHALL BE HOT-DIPPED GALV. STEEL  
MAINTAIN TOP OF FENCE AT UNIFORM ELEVATION.  
ALL WOOD SHALL BE SELECT #1 OR BETTER.

**A**

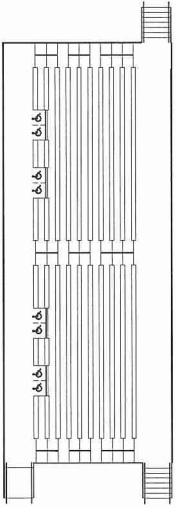
### SCREEN FENCE DETAIL

SCALE: 1/4" = 1'-0"

dt-fenc-wood-scrn.dwg

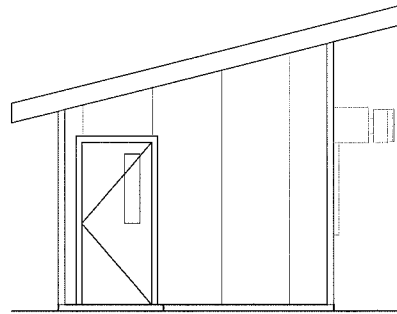


Typical Grandstand Section

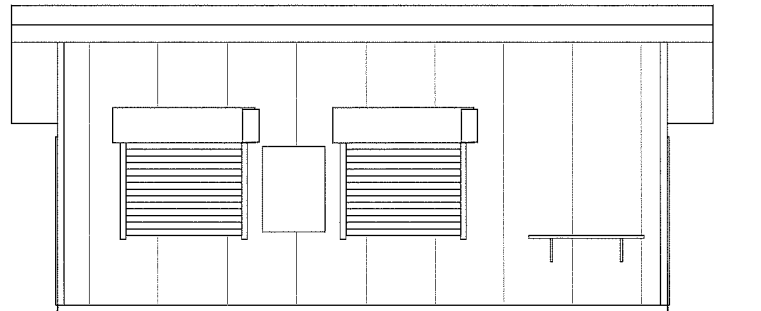


Visiting Team 400-seat Plan

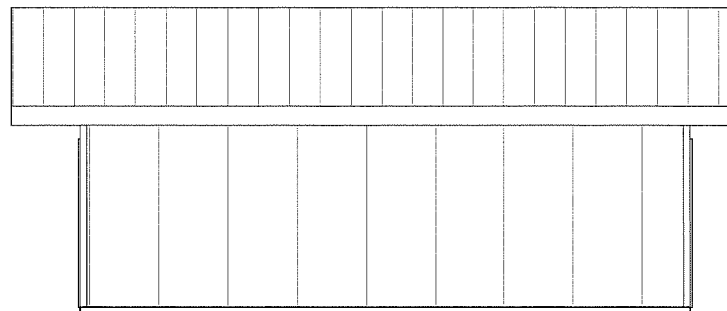
Typical Home Grandstand Plan



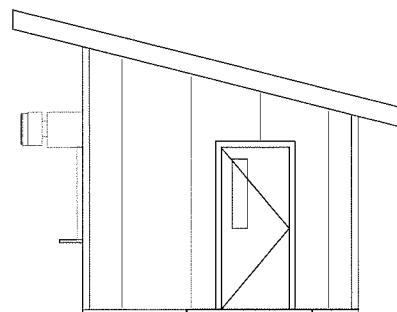
Typical Side Elevation



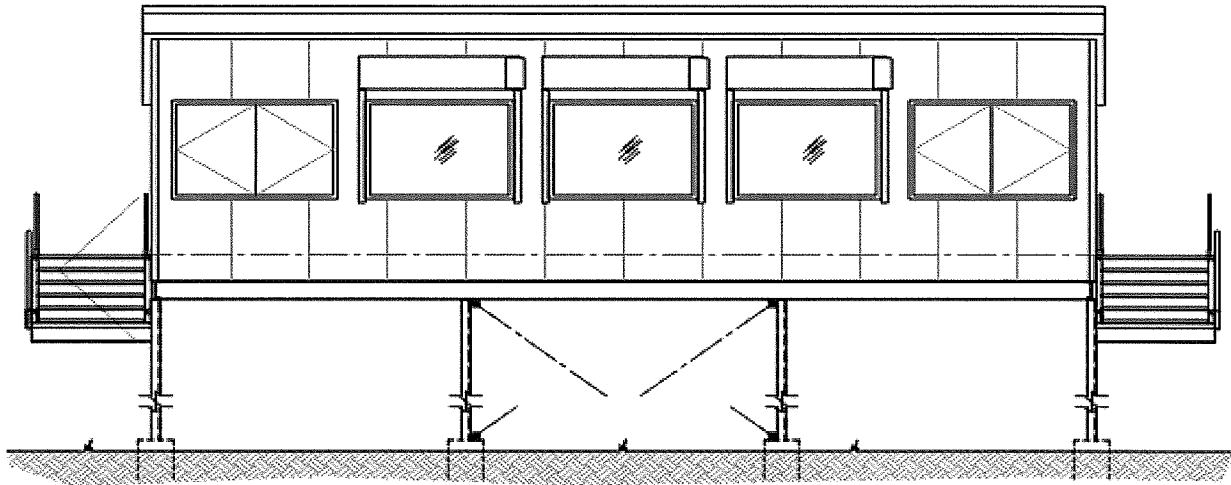
Typical Front Elevation



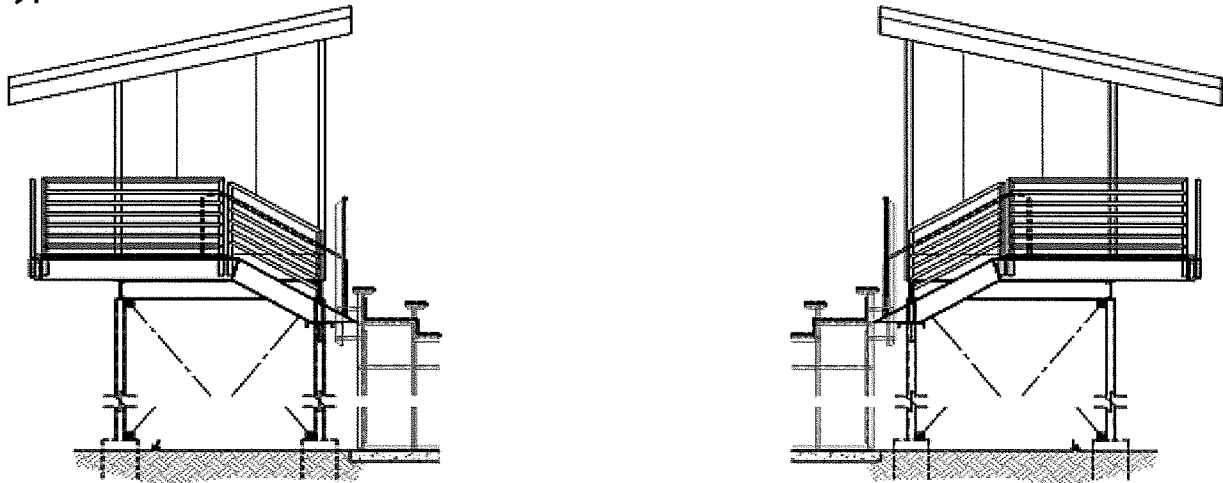
Typical Back Elevation



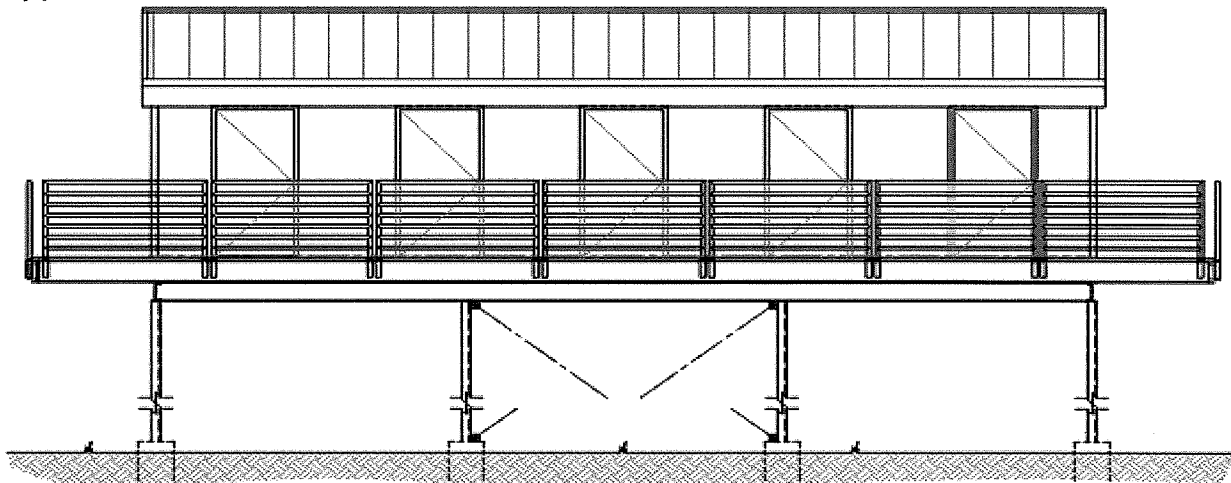
Typical Side Elevation



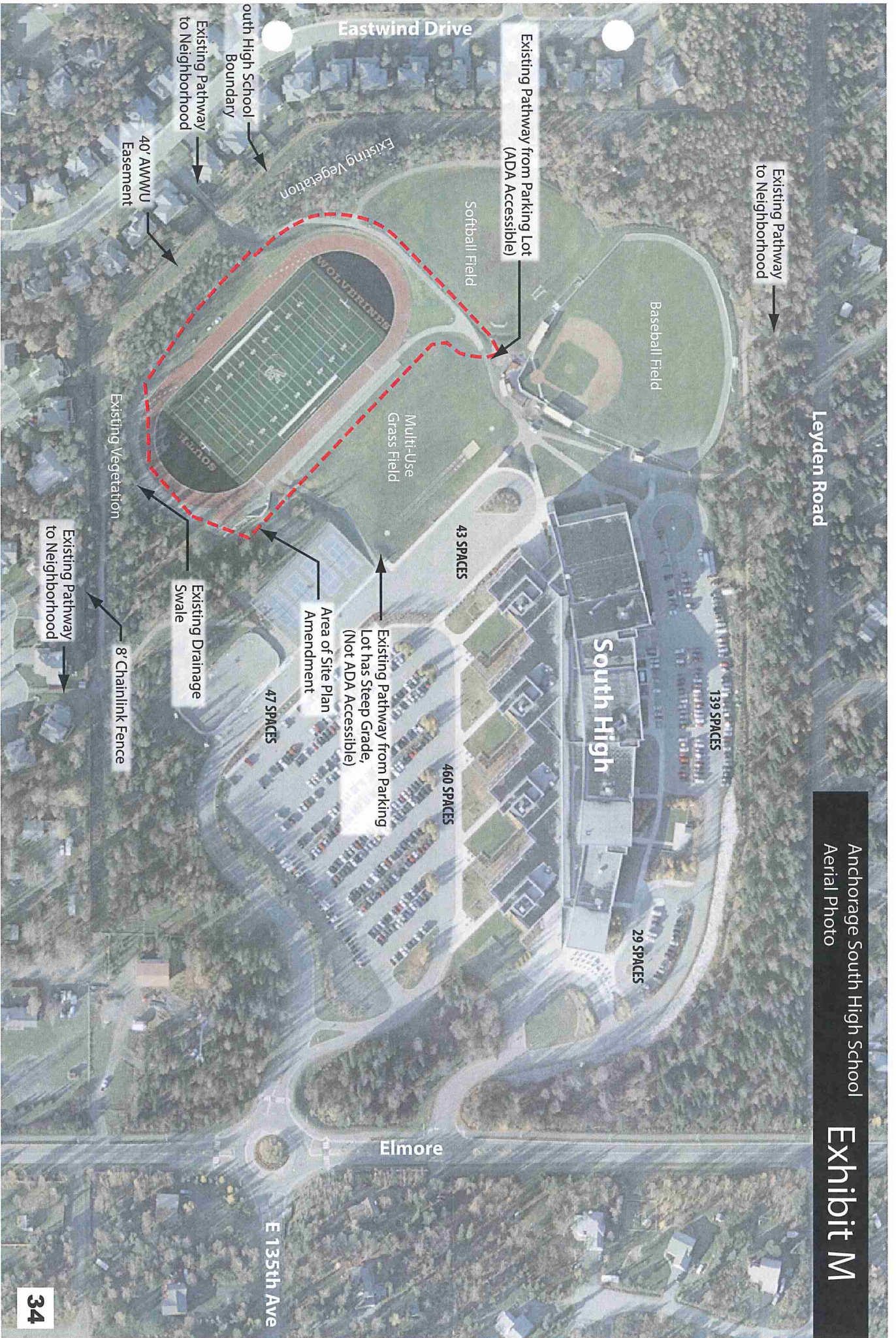
Typical Front Elevation



Typical Side Elevations



Typical Rear Elevation



Anchorage South High School  
Aerial Photo

# Exhibit M

CLERK'S OFFICE

APPROVED

Date 2-13-01

*Immediate Reconsideration  
failed 2-13-01*

Submitted by Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: January 9, 2001

1 Anchorage, Alaska  
2 AO 2001- 1

3 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
4 REZONING FROM R-1SL (SINGLE FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL  
5 LIMITATIONS TO PLI SL (PUBLIC LANDS AND INSTITUTIONAL DISTRICT) WITH  
6 SPECIAL LIMITATIONS FOR TURNAGAIN VIEW EAST SUBDIVISION, TRACT B-1;  
7 GENERALLY LOCATED SOUTH OF LEYDEN ROAD AND WEST OF ELMORE ROAD.  
8 (Huffman/O'Malley Area Community Council; Case 2000-117) Anchorage High School  
9 THE ANCHORAGE ASSEMBLY ORDAINS:

10 Section 1: The zoning map shall be amended by designating the following  
11 described property as PLI SL (Public Lands and Institutions District) with Special  
12 Limitations Zone:

13 Tract B-1, Turnagain View East Subdivision; consisting of approximately 49.89  
14 acres as shown on Exhibit A (Planning and Zoning Commission Case 2000-  
15 117).  
16

17 Section 2. The zoning map amendment described in Section 1 above shall be  
18 subject to the following special limitations:

- 19 1. Buffer yards shall be undisturbed vegetative buffers along the boundary of Tract B-  
20 1 or the existing utility easement adjoining the boundary. In the event that the  
21 existing vegetation in this designated buffer area is disturbed or removed, the  
22 affected area shall be replanted to provide within a reasonable time for growth,  
23 approximately 75% visual absorption of structures under winter conditions from  
24 the perspective of persons off of the property on neighboring lands and streets.  
25
- 26 2. Development of the site recognizes crossings of the buffers by pedestrian and  
27 vehicle access and utility service. Disturbance to the buffers should be minimized  
28 and the quantity and locations be considered as part of the detailed Site Plan  
29 Review process.  
30
- 31 3 The platted buffer yards described on Plat 98-35 shall be maintained and the 40-  
32 foot buffer yard described on the southern boundary of Tract B-1 shall be extended  
33 for the balance of the south, southwest and western boundary. The buffer shall be  
34 inboard of the current 40-ft AWWU and telecommunications easement as indicated  
35 on the plat.  
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- 37 4. No structures, other than Commission-approved screening structures, or  
38 pedestrian-path improvements may be placed within the buffer yards.

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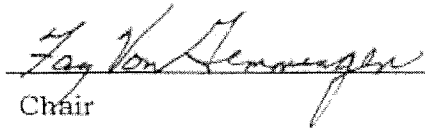
- 5. There shall be no point of vehicular access to the property from Leyden Drive.
- 6. Multiple access points shall be permitted from Elmore Road.
- 7. No permits shall be granted for development of Tract B-1 until a detailed site plan has been approved by the Planning and Zoning Commission after a public hearing site plan review process, per AMC 21.40.020N and AMC 21.15.015.
- 8. Elmore Road shall be upgraded to Class I collector standards before the school goes into operation.

Section 3. The Director of the Planning Department shall change the zoning map accordingly.

Section 4. The ordinance referenced in Section 1 above shall become effective 10 days after the Director of the Planning Department has determined that the special limitations set forth in Section 2 above have the written consent of the owners of the property within the area described in Section 1 above. The Director of the Planning Department shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 13<sup>th</sup> day of February, 2001

ATTEST:

  
Chair

  
Municipal Clerk

(2000-117)  
(Tax ID. No. 018-411-75)

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