

# MUNICIPALITY OF ANCHORAGE



Community Development Department  
Planning Division

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*Mayor Ethan Berkowitz*

December 29, 2015

Mr. Michael Hendricks  
Architects Alaska  
900 West 5<sup>th</sup> Avenue, Suite 403  
Anchorage, AK 99501

**Subject:** Amendment to an Approved Site Plan, Administrative Approval of a Minor Amendment for the new Food Service Loading Dock and a reconfiguration of the Technology Education Work Yard at Service High School

**Legal Description:** Service Hanshew School Site, TR A, Service High School  
**Address:** 5577 Abbott Road, Anchorage, AK 99507  
**Tax Parcel #:** 015-021-02  
**Case No.:** 2015-0118

Dear Mr. Hendricks,

The Division finds that your request is consistent with AMC 21.03.180H.2.b., *Types of Minor Amendments*, in that it meets *iii. Changes of 10 percent or less in building envelope, setback, and similar provisions.*

In accordance with AMC 21.03.180H.2., the Planning Division has reviewed your application, narrative, and plans for the new loading dock and the Technology Education Work Yard at Service High School.

The Division also finds that your request is consistent with AMC 21.03.180F., *Approval 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;*

The Planning and Zoning Commission approved a public facility site plan review for Service High School in 2001 and a public facility master plan review in 2002. The proposed amendment to the site plan is consistent with these previously approved plans in all respects other than the requested amendment to the Food Service Loading Dock and Technical Education Work Yard.

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;*

AMC 21.04., Zoning Districts: The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities. The high school is an institutional use and is consistent with the purpose of this district.

AMC 21.05., Use Regulations: The site is zoned PLI and the high school is a permitted use in the PLI district.

AMC 21.06., Dimensional Standards and Measurements: The proposed revision to the approved site plan does not increase or otherwise affect the dimensional standards of the existing high school.

AMC 21.07., Development and Design Standards: the proposed plan amendment will not affect snow storage and disposal, pedestrian facilities, landscaping requirements, or off-street parking 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*

No adverse impacts are anticipated to result from the proposed revisions to the loading dock and work yard.

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

The proposed revisions to the site plan are consistent with the comprehensive plan; specifically, policy #44 – Design and build public improvements for long-term use.

The Division APPROVES the minor amendment, subject to the following condition:

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

Service High School, new Food Service Loading Dock and a reconfiguration of the Technology Education Work Yard ; prepared by Architects Alaska; sheets: 002 revision/change order dated 03/10/14, Master Site Plan – Lower Level, Master Site Plan – Upper Level; Building B North Elevation dated 11/05/2015.

Sincerely,



Hal H. Hart, AICP  
Director