

PLANNING DEPARTMENT
ADMINISTRATIVE SITE PLAN REVIEW

DATE: June 24, 2016
CASE NO: 2016-0075
APPLICANT: MOA Parks and Recreation Department
REPRESENTATIVE: Tanya Hickok, P.E., The Boutet Company, LLC
REQUEST: Administrative Site Plan Review for a Public Park
APPLICABLE ZONING CODE: "New" Code
LOCATION: T13N R3W Sec 33 Tudor Fire Department
COMMUNITY COUNCILS: Campbell Park
TAX NUMBER: 008-041-20
GRID: SW1834

SITE

Area: 2.5 acres
Vegetation: Natural vegetation
Zoning: PLI-p (public lands and institutions) district,
dedicated parkland
Topography: Flat
Existing Use: Former fire station site
Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: "Parks/Open Space" per the 1982 *Anchorage Bowl Comprehensive Development Plan* General Land Use Plan Map

Not identified in the 2001 *Anchorage 2020 Land Use Policy Map*

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-3	PLI-p	PLI-p	R-2A
Land Use:	Apartments	Park	Park	Duplexes

PROPOSAL

The Parks and Recreation Department is requesting approval of an administrative site plan review for a public park in the PLI-p district, in accordance with AMC 21.05.040G.2.ii(D). The project proposes to build a public parking lot with 35 stalls and new a new ADA accessible pathway to serve Campbell Creek Park. The park has a separate parking lot with 18 parking spaces on the south side of Campbell Creek, but it is inadequate for the number of people using the recently renovated playground.

FINDINGS

AMC 21.03.180F. Site Plan Review - 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.**

The standard is met. The proposed site plan is consistent with previous land use approvals. This is an unsubdivided tract of land that is part of Campbell Creek Park. The park is dedicated parkland and under the administrative control of the Parks and Recreation Department. The structures that were previously within the project area have been removed, so the area is partially cleared and vacant.

- 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.**

The standard is met. The site plan complies the PLI and PR purpose statements in chapter 21.04. The use regulations require administrative site plan approval, in accordance with subsection 21.05.040G.2.ii(D), which is satisfied with this review. The site plan complies with the dimensional standards and measurements in chapter 21.06. There are no structures proposed with this project, only surface parking, landscaping, and paved trails. The design standards for parking lots and parking lot perimeter landscaping are met, in accordance with sections:

- 21.07.020, *Natural Resource Protection*;
- 21.07.040, *Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges*;
- 21.07.080, *Landscaping, Screening, and Fences*; and
- 21.07.090, *Off-Street Parking and Loading*.

- 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.**

The standard is met. The proposed site plan will not create adverse impacts on the surrounding uses which are multifamily residential to the north, parkland to the east and south, and Lake Otis Parkway to the west.

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

The standard is met. The proposed parking lot, landscaping, and ADA accessible pathway complies with *Anchorage 2020*:

- Policy 7 Avoid Incompatible Uses Adjoining One Another;
- Policy 50 Healthy, Mature Trees And Forested Areas Shall Be Retained;
- Policy 63 Natural Open Space Protection, and
- Policy 78 Design Municipal Facilities To Be Frequented By The Public.

DEPARTMENT DECISION

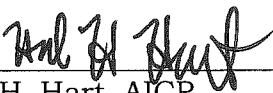
The Department approves the amendment to the site plan, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, submittals, and the following plans on file at the Planning Division, except as modified by these conditions of approval:

Municipality of Anchorage, Parks and Recreation Department, 2016 Campbell Creek Park Parking Lot Improvements; Sheets: G1 – G4, C1 – C5, and L1 and L2, drawn by the Boutet Company.

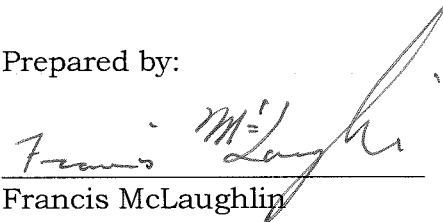
2. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Resolve with MOA Traffic the need for one-way signage and striping.
4. Provide a bear proof garbage can in the vicinity of the parking lot.

Reviewed by: _____



Hal H. Hart, AICP
Director

Prepared by: _____



Francis McLaughlin
Senior Planner

(Parcel ID No. 008-041-20)