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2016-031474-0

Recording District 301 Anchorage

08/04/2016 01:13 PM

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NOTE

Send original recorded document to:

Municipality of Anchorage
Current Planning Section
Planning Division
PO Box 196650
Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that an administrative site plan review for a public park has been duly approved by the Director of the Municipal Community Development Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2016-0075. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL: T13N R3W SEC 33 Tudor Fire Department, S.M., Anchorage Recording District, Anchorage, Alaska. Lying east of Lake Otis Parkway, south of East Tudor Road, west of Folker Street and north of East 48th Avenue at 4645 Lake Otis Parkway.

PETITIONER: Municipality of Anchorage Parks and Recreation

REQUEST: Administrative Site Plan Review for a park.

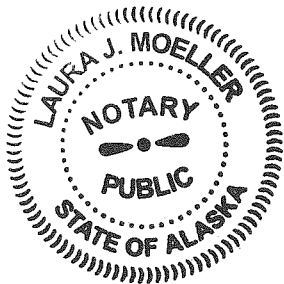
ATTACHMENT: Copy of the Municipality of Anchorage, Planning Division decision dated June 24, 2016

for 
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 3RD day of AUGUST, 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 3RD day of AUGUST, 2016 in this certificate first above written.




Notary Public in and for Alaska
My Commission expires: 2/22/17



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

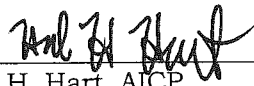
The Department approves the amendment to the site plan, subject to the following conditions:

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.

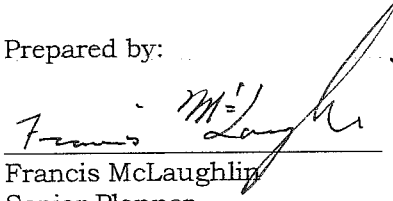
2. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. Resolve with MOA Traffic the need for one-way signage and striping.
4. Provide a bear proof garbage can in the vicinity of the parking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

Reviewed by:



Hal H. Hart, AICP
Director

Prepared by:



Francis McLaughlin
Senior Planner

(Parcel ID No. 008-041-20)

