
MAJOR SITE PLAN REVIEW



UNIVERSITY *of* ALASKA
ANCHORAGE™

U-Med Professional Park Subdivision
Tract 1

April 5, 2017

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) Hanson, John - University of Alaska Anchorage		Name (last name first) Ritter, Michelle - DOWL	
Mailing Address Facilities Planning and Construction 3890 University Lake Drive Suite 110 Anchorage, AK 99508		Mailing Address 4041 B Street Anchorage, AK 99503	
Contact Phone: Day (907)786-4913		Contact Phone: Day (907)562-2000	
Evening		Evening	
Fax		Fax (800)865-9847	
E-mail jlhanson@alaska.edu		E-mail mritter@dowl.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): 004-202-06-000			
Site Street Address: 3660 Laurel Street Anchorage, AK 99508			
Current legal description: (use additional sheet if necessary) U-Med Professional Park Subdivision, Tract 1			
Zoning: PLI	Acreage: 7.16	Grid #: SW 1734	Underlying plat #: 2004-149

SITE PLAN APPROVAL REQUESTED	
Use:	
<input type="checkbox"/> New SPR	<input type="checkbox"/> Amendment to approved site plan Original Case #:

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.

Signature Owner Representative (Agents must provide written proof of authorization) Date 4/5/17
 Michelle Ritter
 Print Name

Accepted by: <u>RY</u>	Poster & Affidavit: <u>4+1</u>	Fee: <u>5400.00</u>	Case Number: <u>2017-0077</u>	Requested Meeting Date: <u>WDC 06/14/17</u>
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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.

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: U-Med Professional Park Subdivision, Tract 1
- Project Location, Tax ID, or Legal Description: _____
004-202-06-000
- Project Area (if different from the entire parcel or subdivision): _____
Parcel at the southeast corner of the Lake Otis Pkwy and Providence Dr intersection.

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.*

X KBC **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. ** Parcel contains a major storm drain pipe, -KBC*
*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.

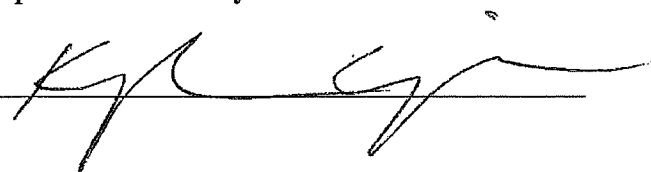
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:



2/14/17



Facilities & Campus Services
UNIVERSITY of ALASKA ANCHORAGE

3211 Providence Drive
Anchorage, Alaska 99508-4614
T 907.786.1110 • F 907.786.4901
www.uaa.alaska.edu/fcs/

January 12, 2017

Mr. Hal Hart, Director
Community Development
Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519-6650

Subject: Letter of Authorization
U-Med Professional Park Subdivision, Tract 1, Zoning Map Amendment

Dear Mr. Hart:

The University of Alaska Anchorage is the Owner of the parcel legally described as U-Med Professional Park Subdivision, Tract 1. The parcel is approximately 7.16 acres in size and located in the U-Med District of Anchorage, Alaska at the southeast corner of the intersection of Providence Drive and Lake Otis Parkway.

I authorize DOWL to act on the University of Alaska Anchorage's behalf to submit and process a Zoning Map Amendment and Major Site Plan Review for the above-mentioned property. Please free to contact me if you need further information on this request.

Thanks for your continued cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turletes', is written over a circular scribble.

Chris Turletes, CFM, CEFM
UAA Associate Vice Chancellor for Facilities
Email: cmturletes@alaska.edu
O: 907-786-110; C: 907-244-8063

INTRODUCTION

DOWL, on behalf of the Board of Regents of the University of Alaska, requests approval of this Major Site Plan Review Application for an outdoor storage yard for a 7.16-acre parcel located on the University of Alaska Anchorage (UAA) campus. The site is generally located south of Providence Drive, west of Laurel Street, north of East 38th Avenue, and east of Lake Otis Parkway, in Anchorage (Figure 1 & 2 – Location Map & Aerial). The parcel is legally described as Tract 1, U-Med Professional Park Subdivision (Tract 1) and is owned by the Board of Regents of the University of Alaska.

PLANNING OBJECTIVE

The current use of the site as a temporary use storage yard went through a public hearing site plan review approval process, under “old” Title 21, before the Planning and Zoning Commission (PZC), in 2013. This current application is to approve the site plan for the permitted principal use as an outdoor storage yard associated with a community use under “new” Title 21. “Old” Title 21 did not have design standards for outdoor storage yards which now exist under “new” title 21; therefore, the site plan is subject to approval by the PZC to ensure that it meets the new design standards. While most of the site design features exist and were installed for the use as a temporary storage yard, there will be upgrades to the site fencing and additional vegetation along Laurel Street and 38th Avenue (Appendix A). Approval of this Major Site Plan will allow for this site to continue operating as an outdoor storage yard as a principal use rather than on a temporary basis.

BACKGROUND

Zoning History

The property was originally zoned Public Lands and Institutions (PLI) District, when the property was purchased by a private land owner who was interested in developing the land commercially, it was rezoned to a General District (B3) District in 2003. As part of that rezoning process special limitations were included to assure the community that the development in the B3 District would be limited and have similar design standards to a PLI District development. Since that time, the property has gone back to UA Board of Regents ownership. In January of this year a rezone application was submitted to change the property back to PLI District so that the University can use and develop the property to support the University of Alaska Anchorage (UAA) campus. The rezone from B3 to PLI is concurrently under review and will be complete prior to the public hearing for this application.

For the near future (approximately the next 10 years or more) the site will continue to be used as an outdoor storage yard to support the university. It is likely that in the long-term the site will be developed with an Administration Building, which is subject to need and funding availability. Any future development will be subject to Anchorage Municipal Code (AMC) Title 21 dimensional and design standards, and development of University related buildings will be subject to a Major Site Plan Review (per the Table of Allowed Uses in Chapter 5 of Title 21 under use type "College or University").

Previous Site Plan Approval

In 2013, the Planning and Zoning Commission approved a public hearing site plan review for the temporary use of this parcel as an outdoor storage yard under Resolution 2013-025 (Appendix B). Type II fill, two feet in depth, was installed over fabric over an existing vegetative mat to accommodate the temporary use as a construction storage area. A portion of this fill overlapped an area designated as a 100-year flood plain identified on the FEMA Flood Insurance Rate Map. Although the parcel is no longer within a flood plain, as it is identified as such by FEMA, it was subject to approval of a Flood Hazard Permit. This resulted in the high development costs for the storage yard at almost \$800,000. Removal of the materials, as required by the Flood Hazard Permit would be an additional almost \$800,000.

The site was specifically developed as an outdoor storage yard to support the newly constructed School of Engineering and Industry Building, and renovations on the School of Engineering Building, both completed in 2016. Due to the success of the site in facilitating campus construction and facility maintenance, and the investment that was required in developing it, the UA Board of Regents is seeking approval to continue to use the site as an outdoor storage yard to support current and future campus project needs. UAA is a dynamic campus with ongoing maintenance and new construction. Having an on-campus site that serves as staging for construction and equipment and facility maintenance storage provides efficiencies for the University and reduces impacts of construction on other undisturbed places within the campus.

Surrounding Area

The property to the north is part of the UAA campus, to the east is the Mental Health Trust's property with the McLaughlin Youth Center. Both are designated as institutional land uses and are zone PLI District (Figure 3 – Existing Land Use Map and Figure 4 – Zoning Map). To the south is the Orthopedic Physicians of Anchorage office which is zoned B-3. To the west, across Lake Otis Parkway are parcels

zoned Local and Neighborhood Business (B-1A) District, and Residential Office (RO) District, and include commercial development and vacant lots. To the northwest across the Providence Lake Otis intersection are parcels zoned Two-Family Residential (larger lot) (R-2A) District and are designated single-family use.

The land to the north of the property is owned by UAA and consists of UAA's Main Campus. To the east is the McLaughlin Youth Center and to the south is Orthopedic Physicians Anchorage (OPA), both of which are owned by the State of Alaska. The yard will be accessed from the driveway off of Laurel Street, across from the McLaughlin Youth Center driveway, and a driveway off of East 38th Avenue. It is not expected that the use of the property will have a negative effect on the surrounding properties in regards to traffic, noise, or air impacts. As can be seen on the in the attached photos (Appendix C – Site Photos), significant buffers of existing vegetation are along Lake Otis Parkway and Providence Drive will be retained as buffer. As shown on the site plans green fabric will be added to the existing chain-link fence and buffer landscaping will be installed to the east and south of the fence.

COMMUNITY MEETING

DOWL, with representatives from UAA, attended the November 2, 2016 University Area Community Council (UACC) meeting to discuss the proposed zoning map amendment and future major site plan review. 140 mailers were sent out to residents within a 500-foot radius of parcel, including to the presidents of the UACC, Rogers Park Community Council, and the Tudor Area Community Council on October 10, 2016, 21 days in advance of the meeting (Appendix D – University Area Community Council Meeting).

The project team presented the proposed rezone from B-3 SL District to PLI District and explained how the rezone would allow for the continued use of the parcel as an outdoor storage yard or until funding is available for a new administrative building, which is not expected for at least 10 years. It was also explained that this rezone will bring the parcel more in line with uses indicated by the adopted Land Use Policy Map within the Anchorage Bowl Comprehensive Plan (Anchorage 2020) and the University Medical (UMED) District Plan, as well as the UAA Master Plan. There were few questions about the proposed rezone and major site plan review, which included: 1) will the existing vegetation be retained and 2) clarification that the intent of the rezone was so that the existing use would be allowed to be continued. The UACC voted unanimously to support of resolution of non-objection to the land entitlement requests.

GENERAL SITE PLAN REVIEW STANDARDS

- 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 2016 UMED District Plan Land Use Plan identifies this parcel as “Major Institutional”. Major Institutional is for university campuses, medical centers and other collective community functions. Uses that are supportive to the institution are allowed. Using this site in its current capacity as a storage yard does not prevent the future development of the site and will support the functioning and maintenance of the UAA institution.

- 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.**

21.04 ZONING DISTRICTS

E. PLI: Public Lands and Institutions District

1. Purpose

The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities.

The use of this property as a laydown yard supports the activities of the UAA institution therefore serving in an institutional capacity.

21.05 USE REGULATIONS

21.05.060.D.060 – Industrial uses: Definitions and use-specific standards.

D – Warehouse and Storage

8. Outdoor Storage Associated with a Community Use

a. Definition

Outdoor storage of goods and/or materials (but not “junk” as defined by chapter 21.14) associated with a community principal use.

The proposed use is for storage of equipment and vehicles for use by UAA, this does not include “junk” as defined by chapter 21.14.

b. Use-Specific Standards

Goods and/or materials associated with a community principal use shall be allowed subject to the following standards:

i. Goods stored in an approved outdoor storage area shall be limited to items used for maintenance, repair, replacement, or new construction as part of an associated principle use.

Storage items are specific to maintenance, repair, replacement and new construction associated with the UAA campus.

ii. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials used in the principal structure. The fence or wall may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence or wall necessary to effectively screen the area. Alternatively, if it can be demonstrated that existing topography or vegetation adequately screens the storage area, in the opinion of the Director, the fence requirement may be waived. Materials may not be stored higher than fifteen feet from existing grade. The outer perimeter of the fence or wall shall be landscaped with L1 visual enhancement landscaping. A landscaped earth berm may be used instead of or in combination with a required fence or wall, provided it meets the same height requirements.

The north and west property lines are screened by existing vegetation that will remain (Appendix C –Site Photos). Along the east and south sides of the storage yard (Laurel Street and 38th Avenue) green fabric will be added to the existing 8 foot tall chain link fence and L2 buffer landscaping will be installed (see Appendix A for landscape plans and Appendix E for a photo simulation of the improvements and the fence fabric cut sheet). The plantings will include 6-foot tall spruce trees and rose shrubs. The rose shrubs are proposed to help prevent camping spaces within the vegetation. The southeast corner of the property will also have a landscape berm that will provide visual screening.

iii. Flammable liquids or gasses in excess of 1,000 gallons shall be storage underground.

Not applicable.

iv. No goods and/or materials may be stored in areas required for vehicular or pedestrian circulation or parking.

As shown in the Site Plan the vehicle circulation and parking are separated from the designated material and equipment storage areas.

v. Minimum lot size shall be no less than three acres. The director may reduce the minimum lot size when it can be demonstrated that the lot is in close proximity to the community use and there will be no impacts to neighboring properties.

This lot is larger than three acres.

vi. "Hazardous material," "hazardous chemical," and "hazardous waste," as defined by AMC 16.110.020, shall be stored in accordance with all applicable municipal, state, and federal laws.

There are no plans to store hazardous materials, chemicals, or waste. In the case that there is all municipal, state, and federal laws will be followed.

21.06 DIMENSIONAL STANDARDS AND MEASUREMENTS

Minimum lot dimensions Area (sqft): 6,000

This property exceeds this minimum.

Minimum lot dimensions width (ft): 50

This property exceeds this minimum.

Max lot coverage (%): 45

There are no permanent structures planned for this storage yard.

Minimum setback requirements:

Front, side, and rear setbacks shall be 25 feet when the abutting district is DR, PR, PLI or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.

There are no permanent structures planned for this storage yard.

Maximum height (ft):

75 in the U-MED District, Anchorage Downtown Plan Area, and the Midtown area bounded by the Seward Highway, Tudor road, Arctic Boulevard, and Fireweed Lane. 45 feet in other areas. Greater height may be approved by major site plan review or through an institutional master plan.

There are no permanent structures planned for this storage yard.

21.07 DEVELOPMENT AND DESIGN STANDARDS

In order to meet development and design standards the existing vegetative buffer along the north and west property lines of the site will be retained, green fabric will be installed on the existing chain-link fence, and buffer landscaping will be installed on the east and south sides of the yard.

- 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 minimum extent feasible.**

Potential adverse impacts resulting from this use are mitigated through site perimeter features and operation features. Site perimeter features will include existing vegetation along Providence Drive and Lake Otis Parkway, fencing surrounding the storage yard, green fabric added to the existing fence, and new vegetation along Laurel Street and E. 38th Avenue. Driveways consist of a Rock BMP Stabilized Exit and a Sweepable Surface-Pavement will be that will prevent track-out of sediment from the site. Operation features include maintaining driveways free from sediment.

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

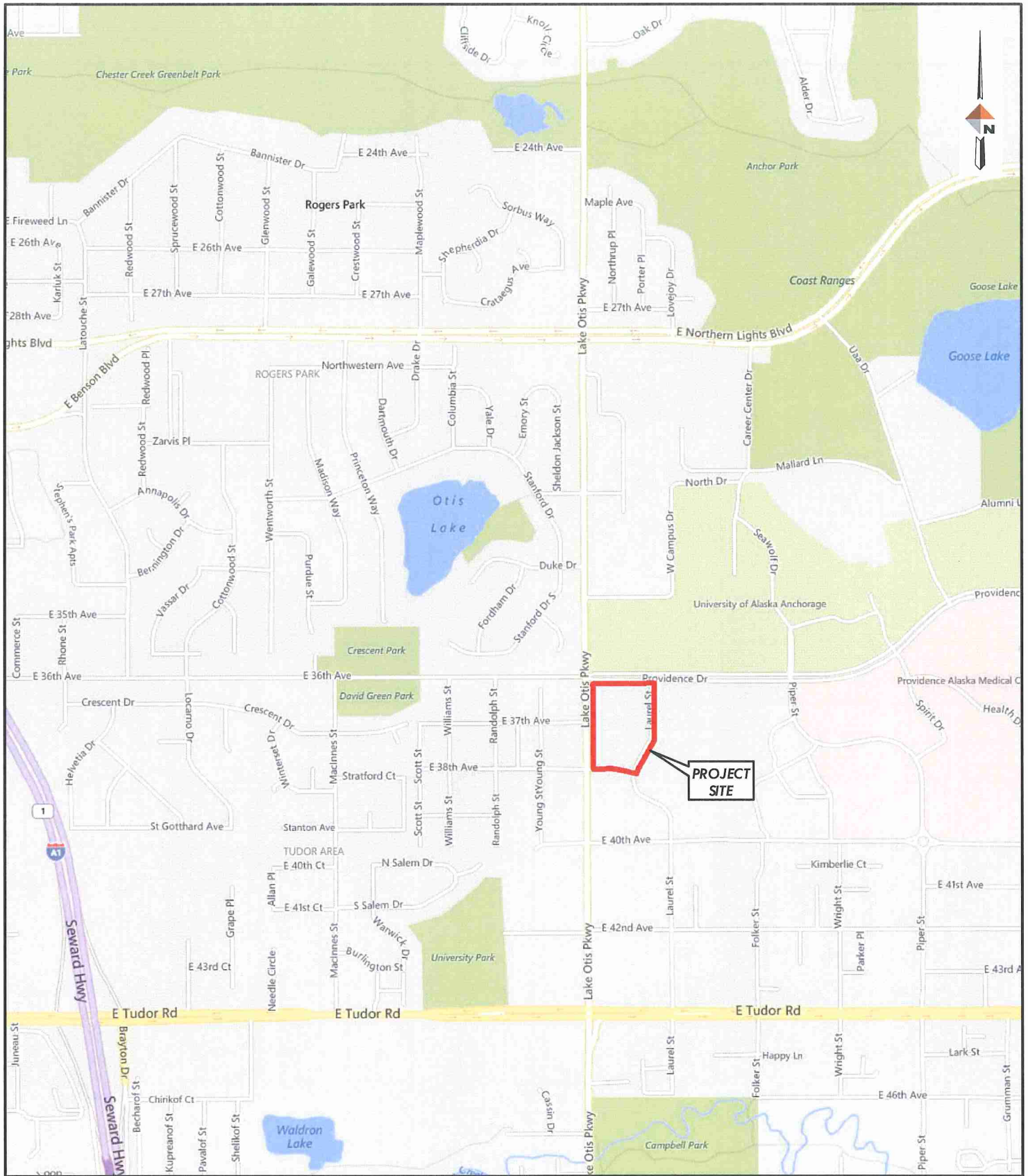
ANCHORAGE 2020

- **Policy # 50 – Healthy, mature trees and forested areas shall be retained as much as possible.**

As shown in Appendix A, existing vegetation is being maintained as part of the site plan.

UMED DISTRICT PLAN

The 2016 UMED District Plan Land Use Plan identifies this parcel as “Major Institutional”. Major Institutional is implemented by the PLI District designation and is intended for university campuses, medical centers and other collective community functions. Uses that are supportive to the institution are allowed. Using the site as outdoor storage with a community use supports the developments and efficiency of the university.



Path: Q:\132\62308-01\60\GIS\MS\PR\62308 - Fig1 - Location Map.mxd



LOCATION MAP
UNIVERSITY OF ALASKA ANCHORAGE
UMED TRACT 1
ANCHORAGE, ALASKA

PROJECT:	1132.62308.01
DATE:	APRIL 2017
FIGURE 1	



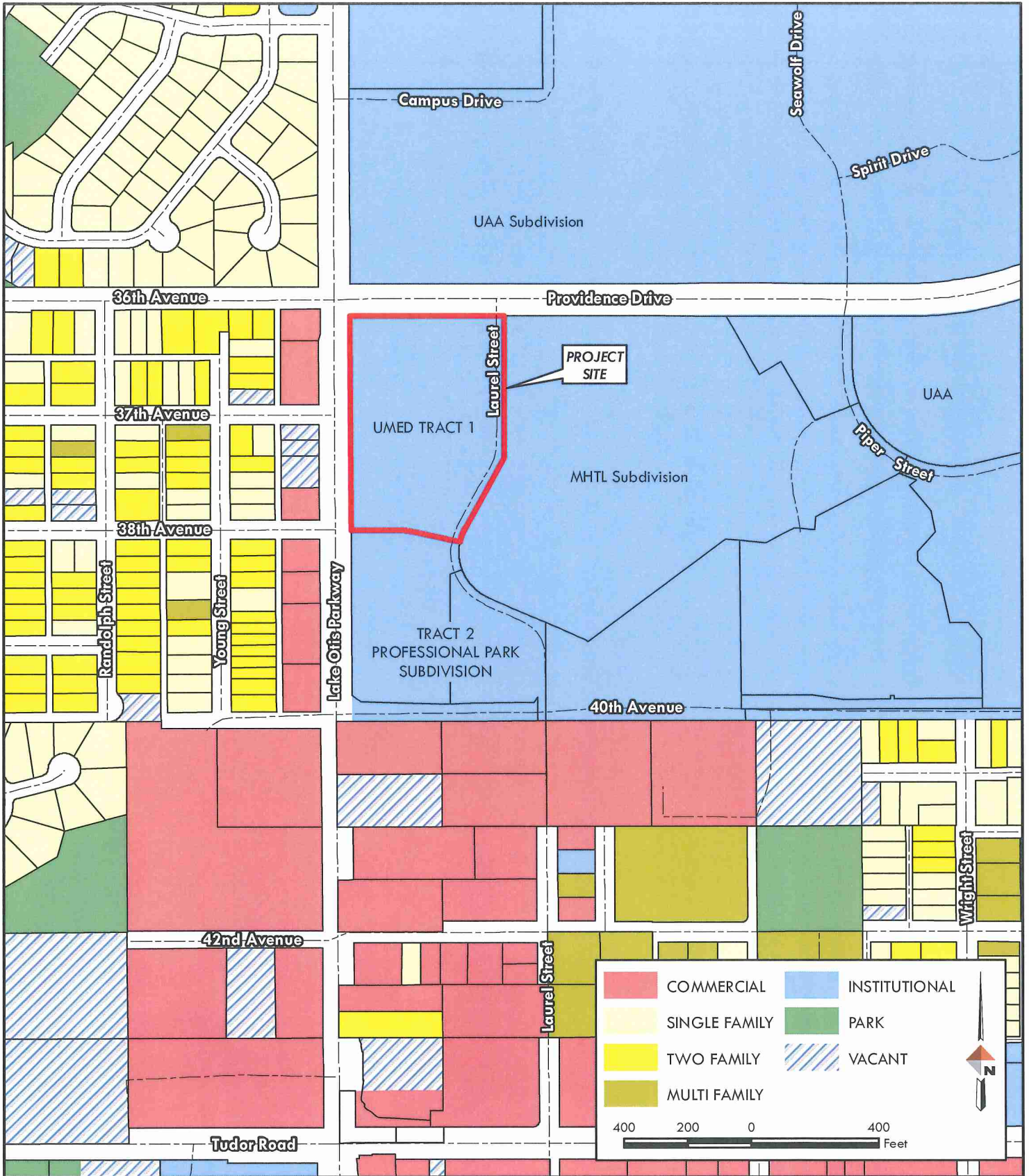
Path: Q:\32\62308-01\60\GIS\MS\PRI\62308 - Fig2 - Aerial Map.mxd



AERIAL MAP
 UNIVERSITY OF ALASKA ANCHORAGE
 UMED TRACT 1
 ANCHORAGE, ALASKA

PROJECT: 1132.62308.01
 DATE: APRIL 2017

FIGURE 2

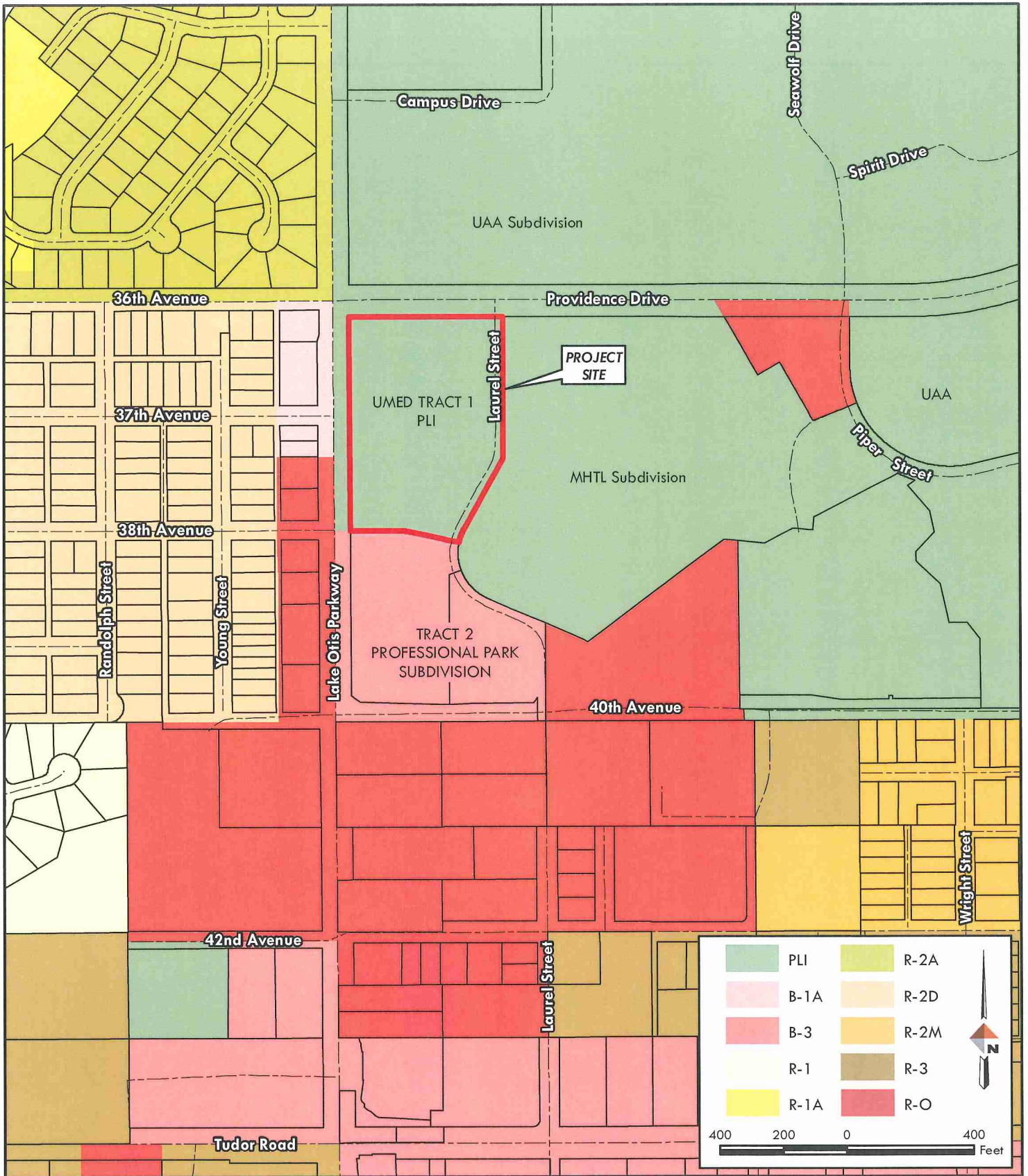


Path: Q:\132\62308-01\60\GIS\SPRI62308 - Fig3 - Land Use Map.mxd



LAND USE MAP
UNIVERSITY OF ALASKA ANCHORAGE
UMED TRACT 1
ANCHORAGE, ALASKA

PROJECT:	1132.62308.01
DATE:	APRIL 2017
FIGURE 3	



Path: Q:\132\62308-01\60\GIS\MS\PR\62308 - Fig4 - Zoning Map.mxd



ZONING MAP
 UNIVERSITY OF ALASKA ANCHORAGE
 UMED TRACT 1
 ANCHORAGE, ALASKA

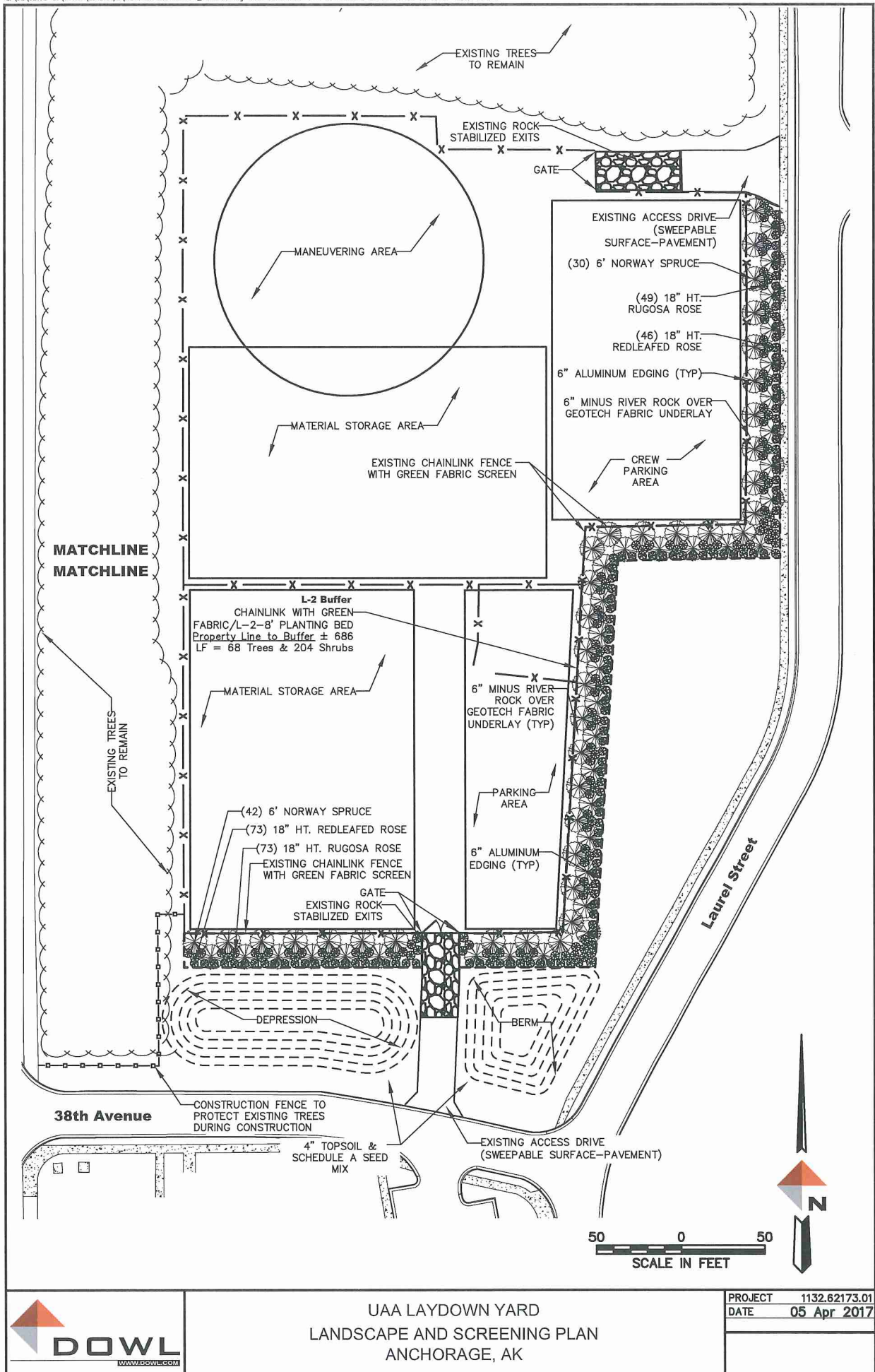
PROJECT: 1132.62308.01

DATE: APRIL 2017

FIGURE 5

APPENDIX A:

Site Plans



UAA LAYDOWN YARD
 LANDSCAPE AND SCREENING PLAN
 ANCHORAGE, AK

PROJECT 1132.62173.01
 DATE 05 Apr 2017



36th Avenue/Providence Drive

Title 21 L-2 Buffer Landscape

1. Two (2) Trees per 20 linear feet of Property Line to be buffered
2. Six Shrubs per 20 linear feet of buffer required
3. Planting bed shall be mulched or planted with a ground cover

PLANTING LEGEND	
SYMBOL	BOTANICAL NAME
	NORWAY SPRUCE PICEA ABIES 6' HT.
	RED LEAVED ROSA RUBRIFOLIA 18" HT.
	RUGOSA ROSE ROSA RUGOSA 18" HT.

EXISTING TREES TO REMAIN

EXISTING ROCK-STABILIZED EXITS

GATE

EXISTING ACCESS DRIVE (SWEEPABLE SURFACE-PAVEMENT)

MANEUVERING AREA

MATERIAL STORAGE AREA

EXISTING CHAINLINK FENCE WITH GREEN FABRIC SCREEN

CREW PARKING AREA

(30) 6' NORWAY SPRUCE

(49) 18" HT. RUGOSA ROSE

(46) 18" HT. REDLEAFED ROSE

6" ALUMINIUM EDGING (TYP)

6" MINUS RIVER ROCK OVER GEOTECH FABRIC UNDERLAY



MATCHLINE

PLANTING PLAN

06 Apr 2017

L101

1 of 3

UNIVERSITY OF ALASKA ANCHORAGE
MATERIALS LAYDOWN YARD
PROVIDENCE DRIVE AT LAKE OTIS

LEGAL DESCRIPTION
LOCATION



REV	DATE	DESCRIPTION	BY

PROJECT: LAYDOWN YARD
DATE: MARCH 2017
SHEET: L101
© DOWL 2017

APPENDIX B:

Resolution 2013-025

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2013-025

A RESOLUTION GRANTING APPROVAL OF A SITE PLAN FOR TEMPORARY USES IN ACCORDANCE WITH AO 2003-142, WITHIN U-MED PROFESSIONAL PARK SUBDIVISION, TRACT 1, GENERALLY LOCATED SOUTH OF PROVIDENCE DRIVE, WEST OF LAUREL STREET, NORTH OF EAST 38TH AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

(Case 2013-070)

WHEREAS, a petition has been received from the University of Alaska Anchorage requesting approval of a site plan for temporary uses in accordance with AO 2003-142, within U-MED Professional Park Subdivision, Tract 1, generally located south of Providence Drive, west of Laurel Street, north of East 38th Avenue, and east of Lake Otis Parkway, in Anchorage; and

WHEREAS, ninety-three public hearing notices were mailed, and a public hearing was held on the June 3, 2013.

NOW, THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

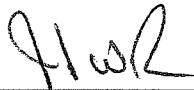
- A. The Commission makes the following findings of fact:
 - 1. The petition site contains approximately seven acres and is zoned B-3 SL per AO 2003-142. The special limitations require a public hearing site plan review prior to the issuance of a grading and excavation permit.
 - 2. The site plan is consistent with AMC 21.50.200 *General standards for site plan approval*.

- B. The Commission approves a site plan for a temporary use per AMC 21.50.200 and AO 2003-142, subject to the following conditions:
 - 1. A notice of zoning action shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
 - 2. All construction and improvements related to this approval shall be substantially in compliance with the questionnaire, narrative, and with Appendix B: Temporary Uses Site Plan, drawn by DOWL HKM, dated March 27, 2013.
 - 3. This approval expires on July 29, 2016.

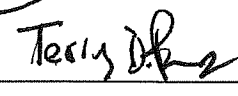
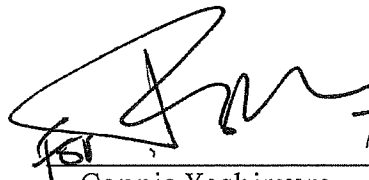
4. The staging area and crew parking area hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays.
5. The maintenance yard hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays, except in the case of an emergency.
6. All noise from operations shall comply with Chapter 15.70 Noise Control of the Anchorage Municipal Code.
7. No fill or gravel stockpiling is permitted.
8. Barbed wire and concertina wire is prohibited on or inside of the chain link fence.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission the 3rd day of June 2013.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 10th day of June, 2013. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary



Connie Yoshimura
Chair

(Case 2013-070)

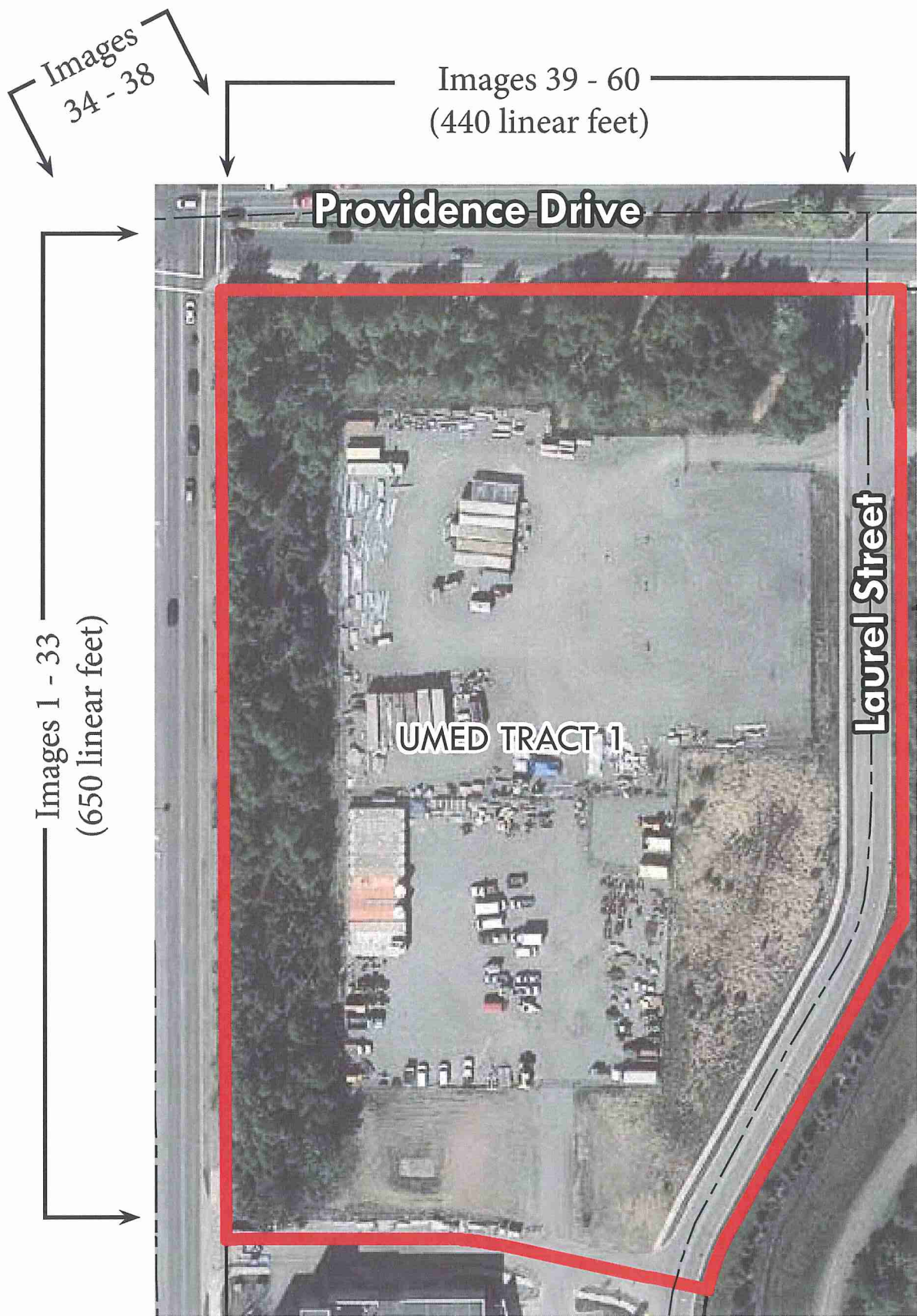
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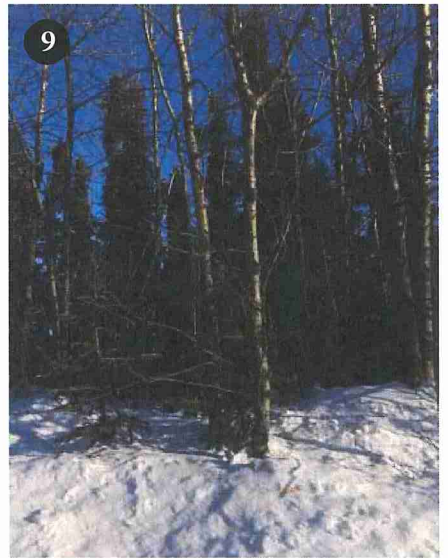
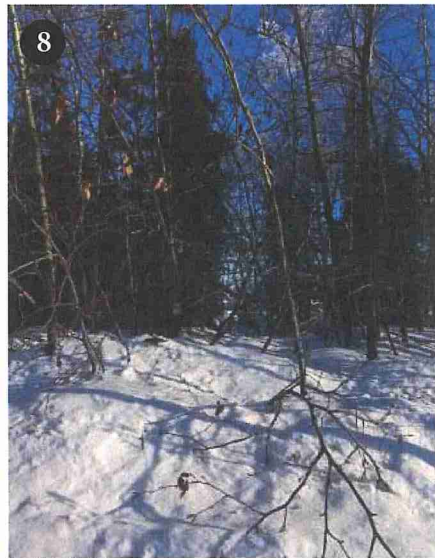
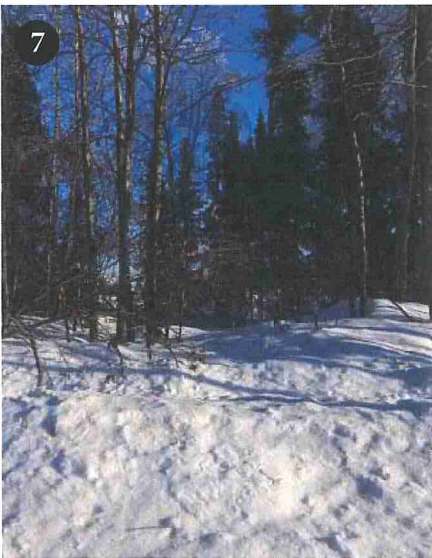
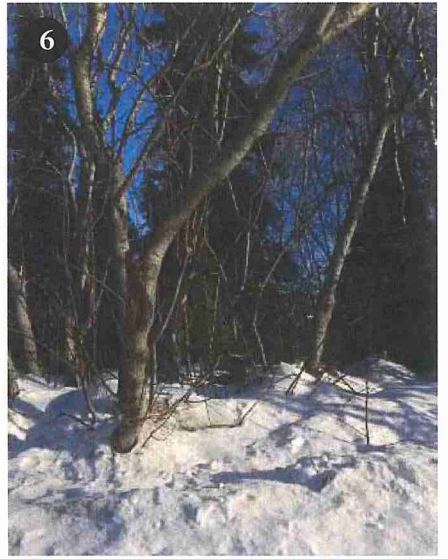
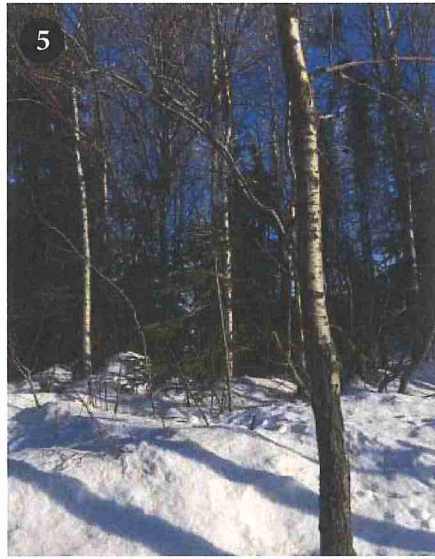
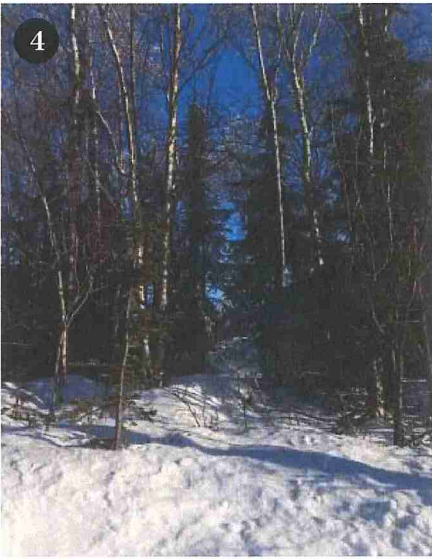
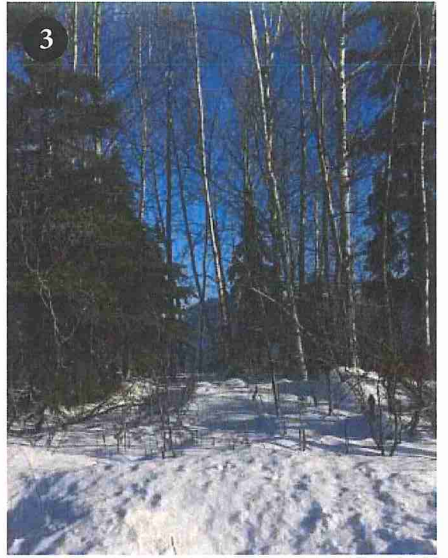
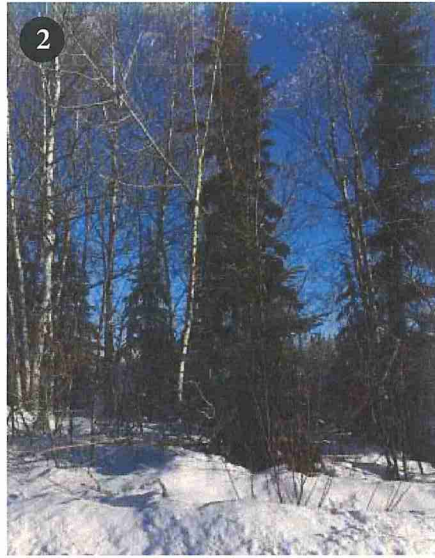
APPENDIX C:

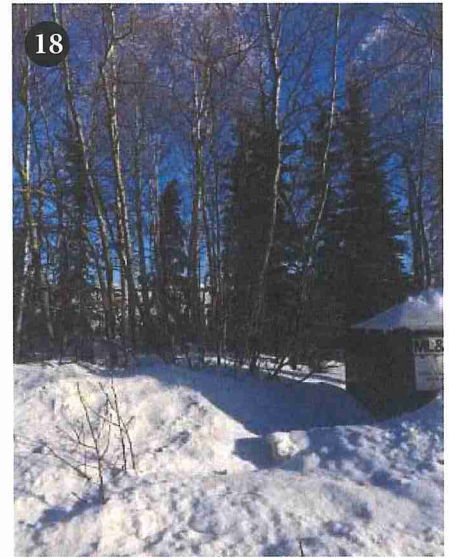
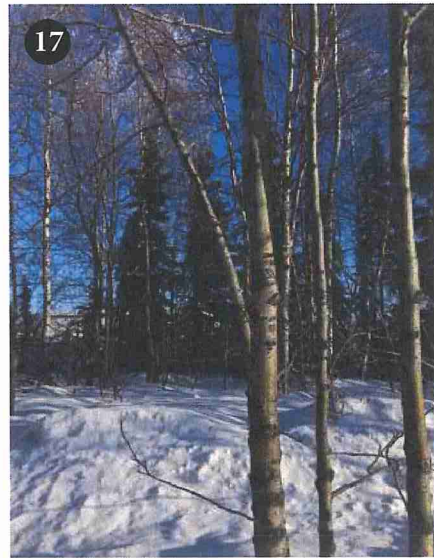
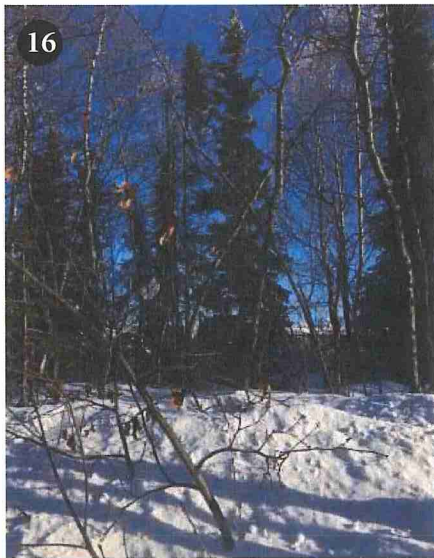
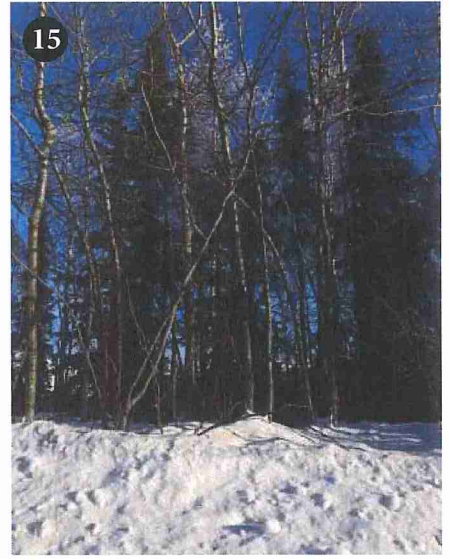
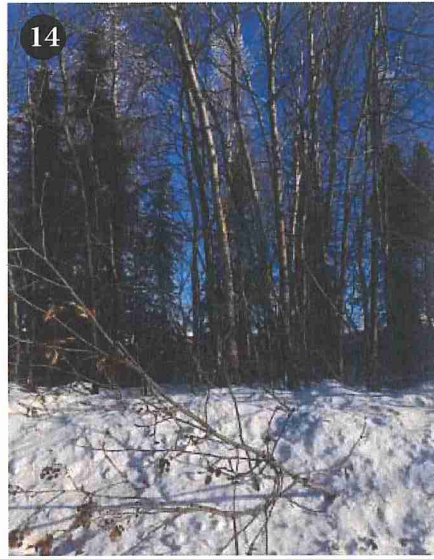
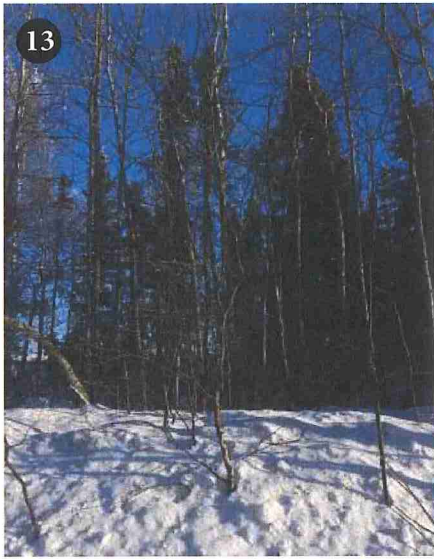
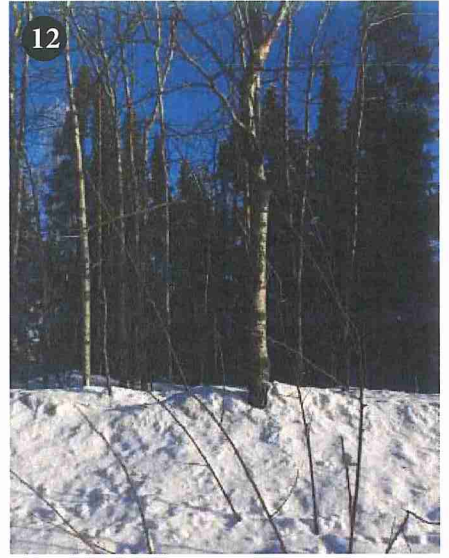
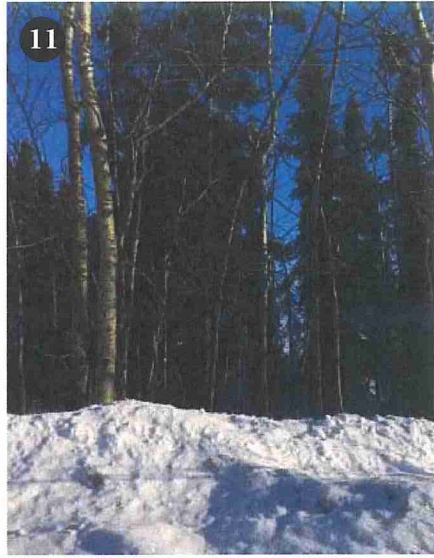
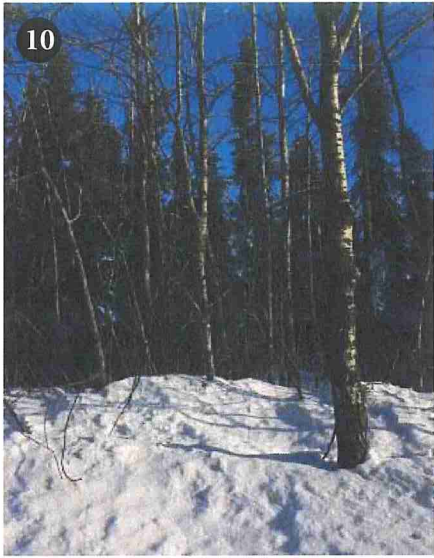
Site Photos

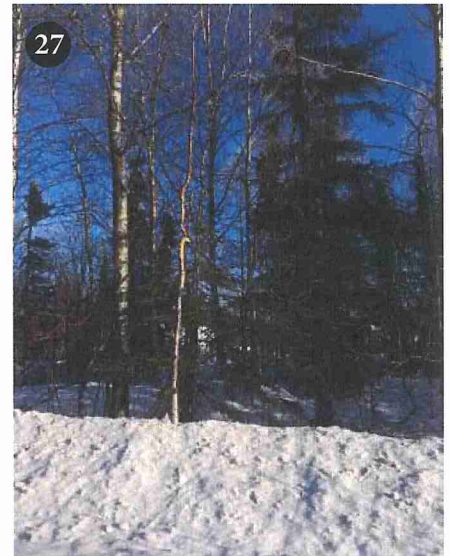
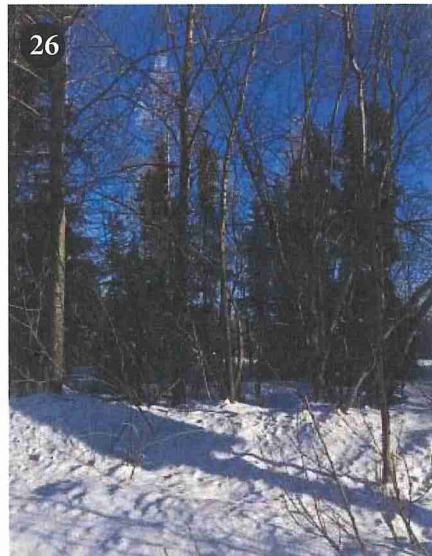
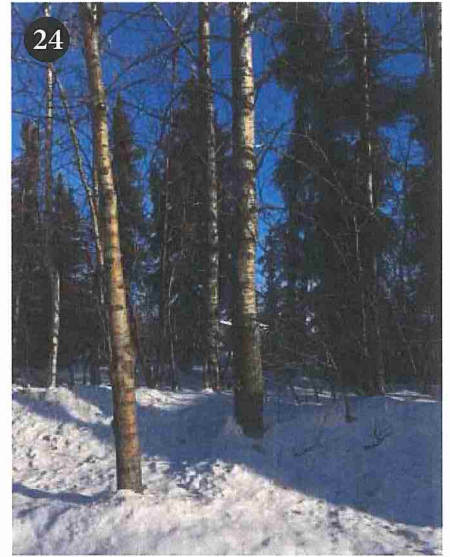
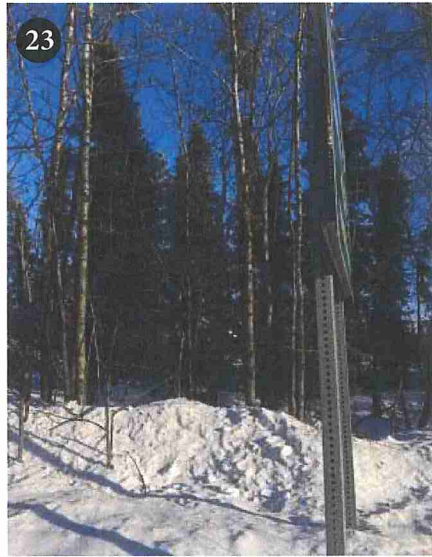
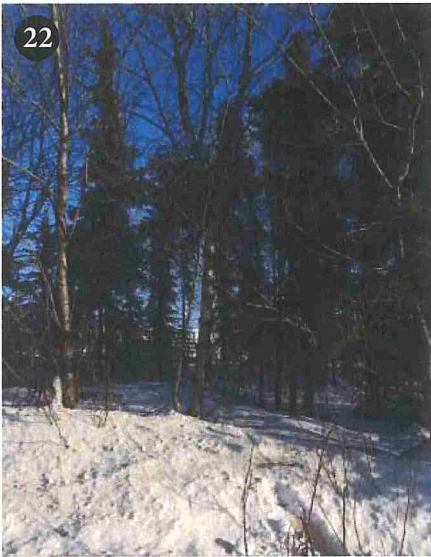
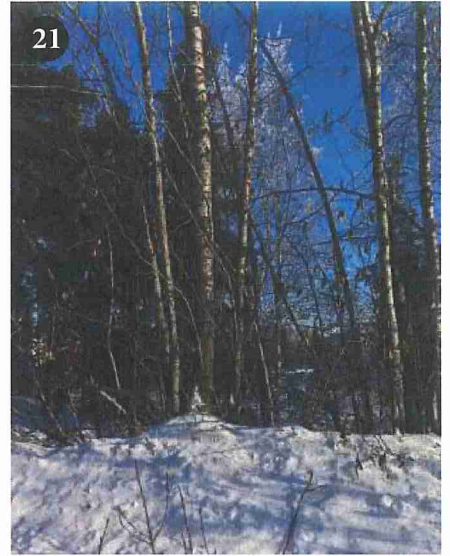
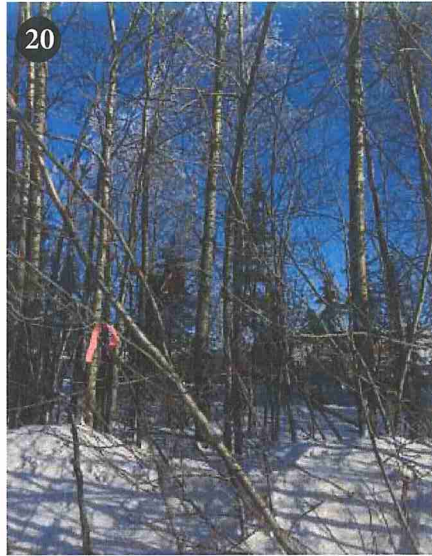
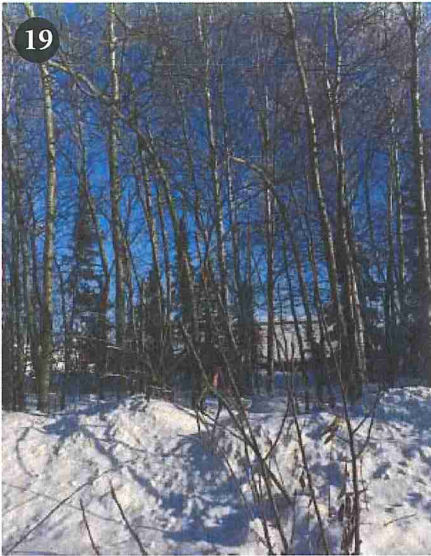
(Along Lake Otis Parkway and Providence Drive)

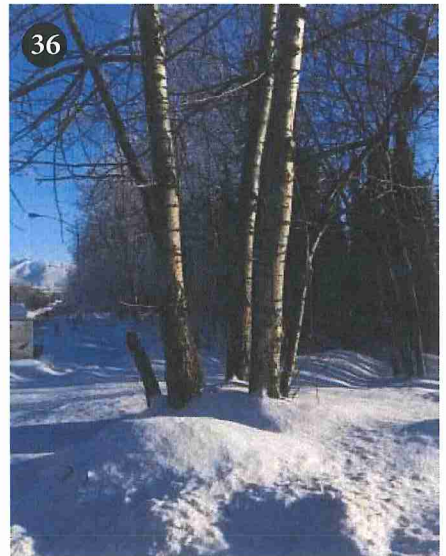
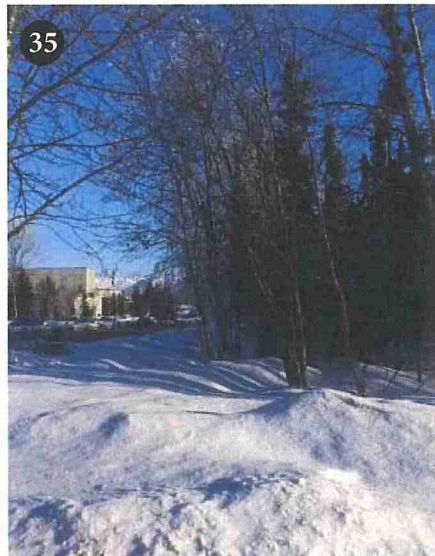
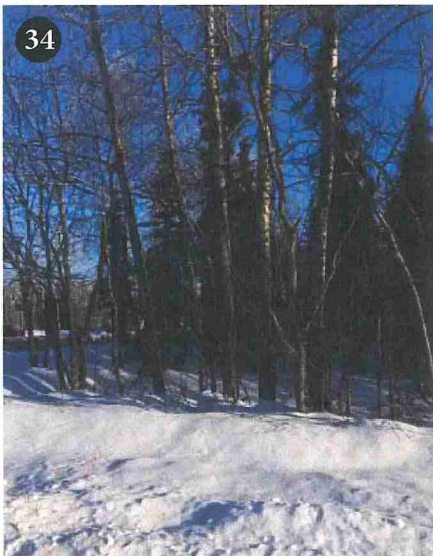
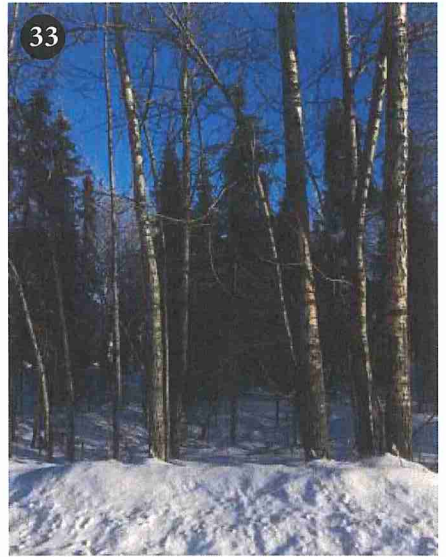
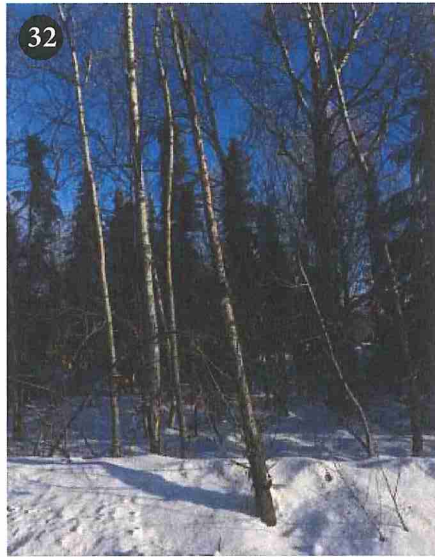
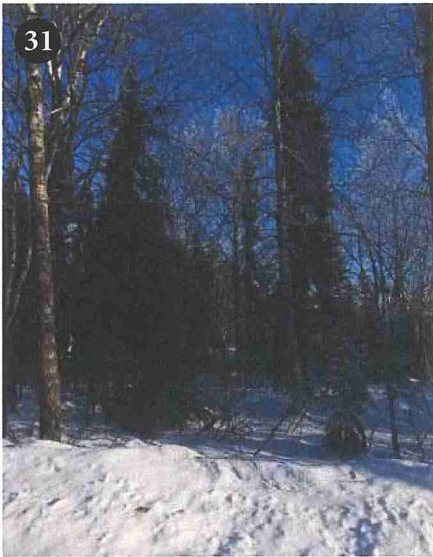
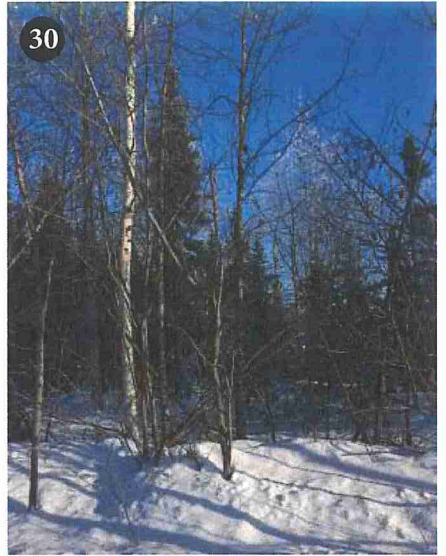
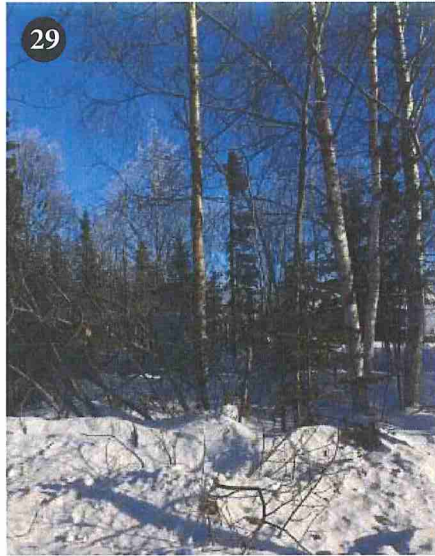
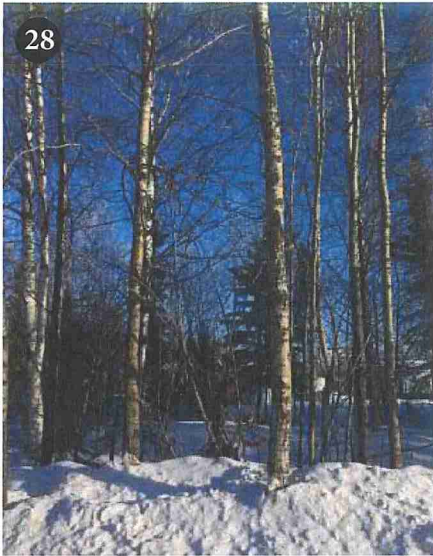
Photos were taken along the west and north of the property in 20 foot intervals starting at E. 38th Ave. and Lake Otis Parkway to Providence Dr. and Laurel St.

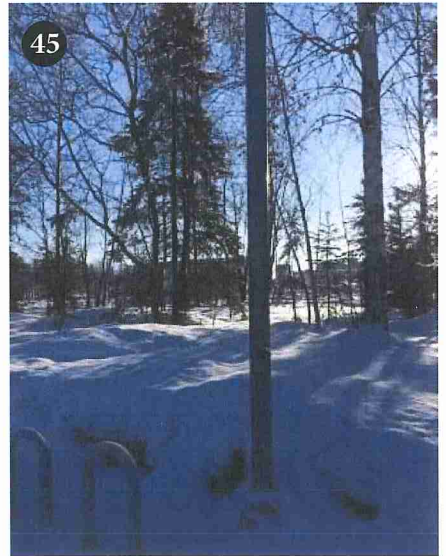
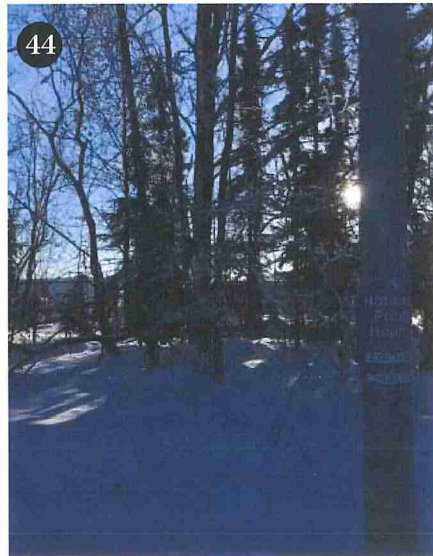
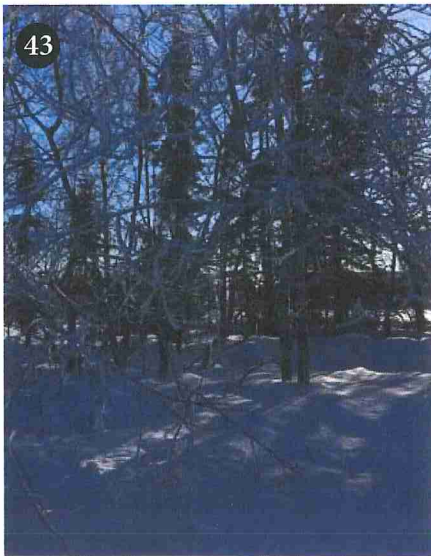
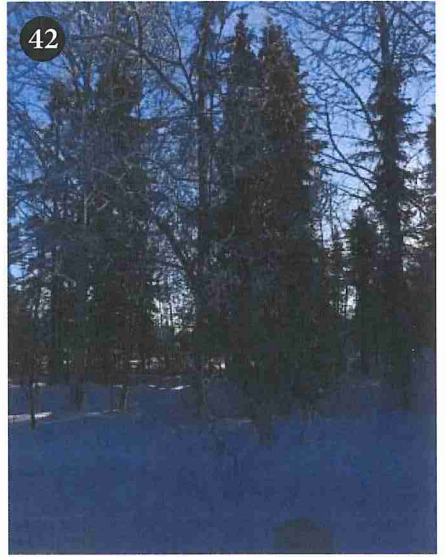
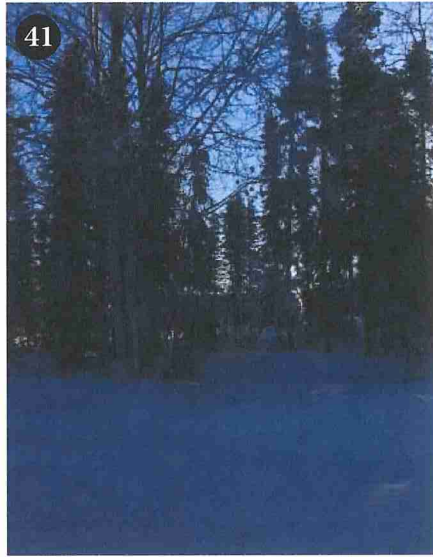
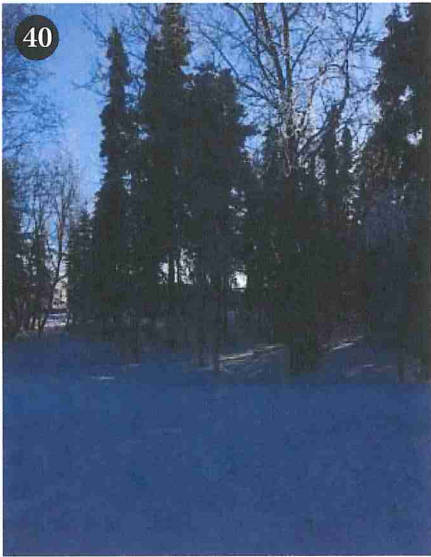
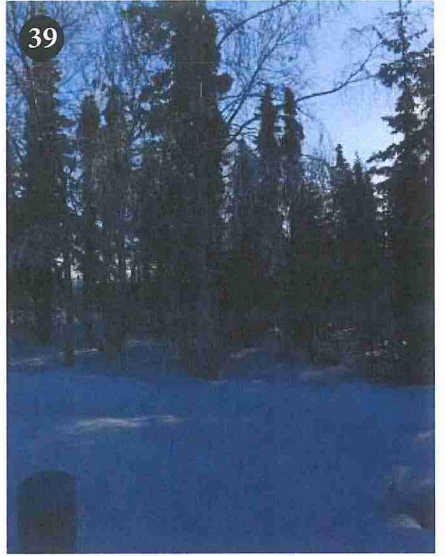


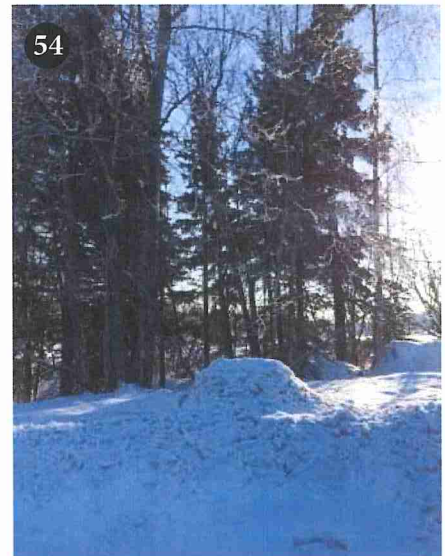
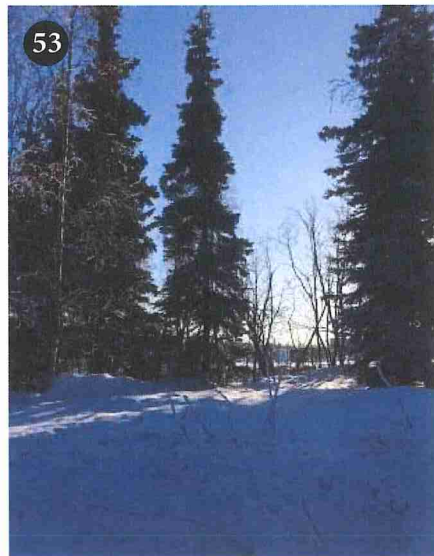
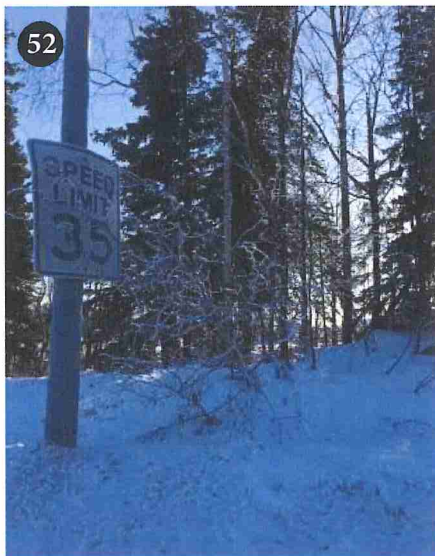
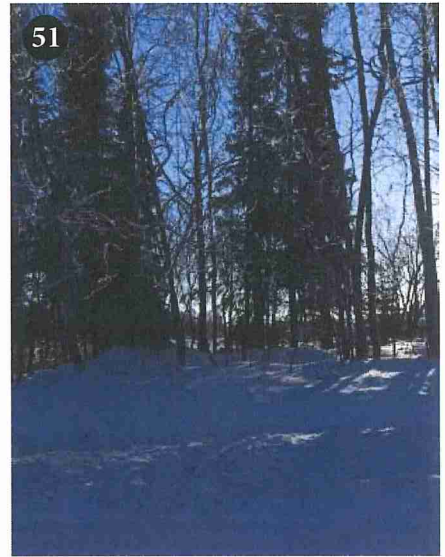
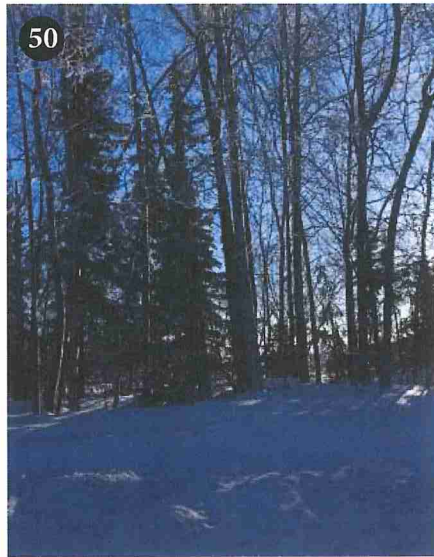
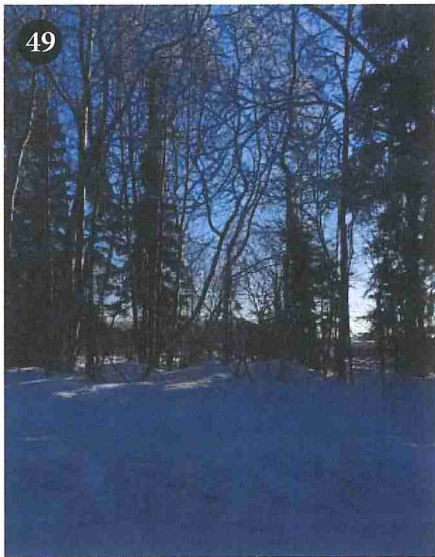
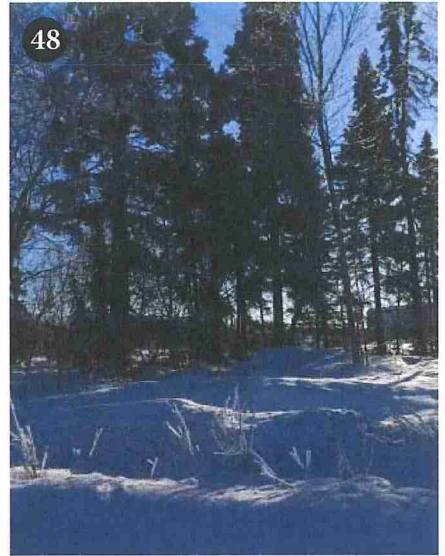
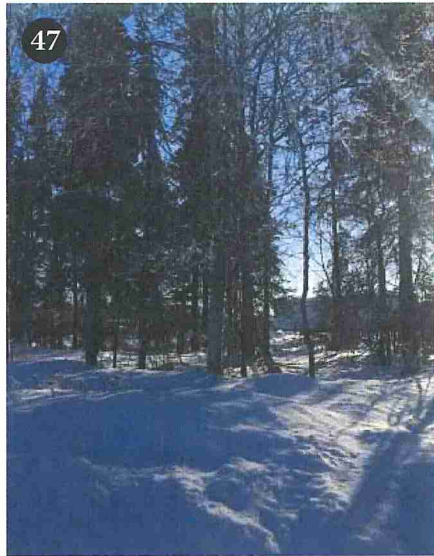


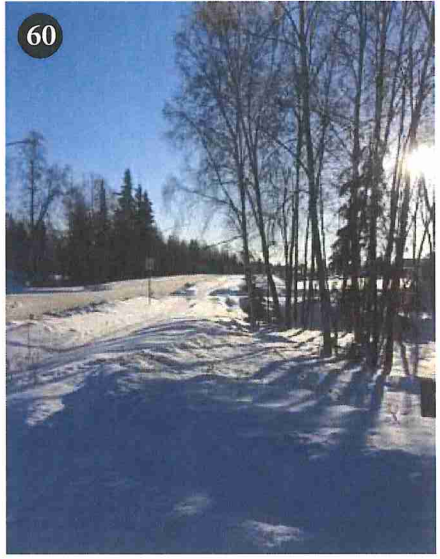
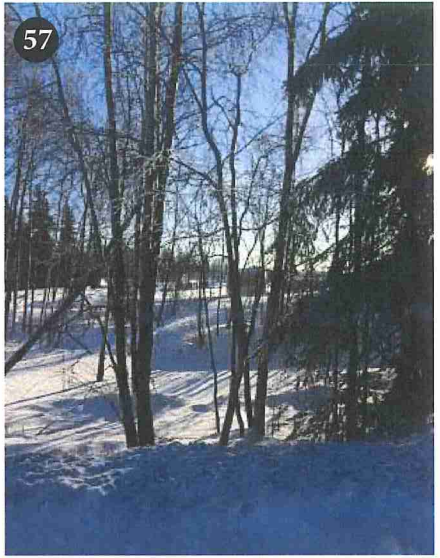












APPENDIX D:

UACC Meeting Minutes

&

UACC Resolution 2016-07



Office Locations

ALASKA

- Anchorage
- Juneau
- Fairbanks
- Ketchikan
- Kodiak
- Palmer

ARIZONA

- Tempe
- Tucson

COLORADO

- Golden
- Gunnison
- Montrose

MONTANA

- Billings
- Bozeman
- Butte
- Great Falls
- Helena
- Miles City

NORTH DAKOTA

- Dickinson

OREGON

- Bend

WASHINGTON

- Redmond
- Seattle

WYOMING

- Gillette
- Lander
- Laramie
- Sheridan

MEETING SUMMARY

Date:	11/2/16	Time:	7:00pm
Meeting called by:	University Area Community Council	Attendees:	
Project:	UAA Zoning Map Amendment	DOWL UAA	
Project Number:	1132.62308.01		
Subject:	Community Council Meeting		

Meeting Notes:

Background:

DOWL and UAA attended the University Area Community Council (UACC) on November 2nd, 2016 to present the proposed zoning map amendment request from General Business with Special Limitations (B-3 SL) District to Public Lands and Institution (PLI) District as well as discussed that a major site plan review would likely also be required for the outdoor storage yard.

The use of the site as an outdoor storage yard is expected for at least the next 10 years. The long-term development of the site would likely be an Administration Building.

Community Questions and Comments

Community (C): Will the existing vegetation along Lake Otis Boulevard and Providence Drive be retained?

DOWL: Yes, the proposed site plan retains that vegetation. Setback requirements in the PLI District are greater than that for the B-3 District (25 feet versus 10 feet) which will provide future protection that the existing buffer will be retained.

**UNIVERSITY AREA COMMUNITY COUNCIL (UACC)
RESOLUTION 2016-07**

**A Resolution of UACC Pertaining to UAA Zoning Map Request to Amend Parcel
T1N R3W Section 28 SW1/4**

WHEREAS the Anchorage Municipal Charter Art, VIII, Sec 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; **and**

WHEREAS Community Councils are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; **and**

WHEREAS UAA's parcel is currently zoned as General Business with Special Limitations (B3 SL); **and**

WHEREAS the current use is not expected to change in the near future; **and**

WHEREAS this rezone will bring the site in line with the adopted University Medical (UMED) District Plan and the UAA Master Plan as-well-as bringing the property in line with the rest of UAA's land holdings; **and**

NOW THEREFORE UACC resolves not oppose the rezoning of Parcel B3 SL to PLI.

Resolution Vote: For 12 Against: 0 Abstain: 0

This resolution was approved by the University Area Community Council this day of **November 2, 2016.**

Signed

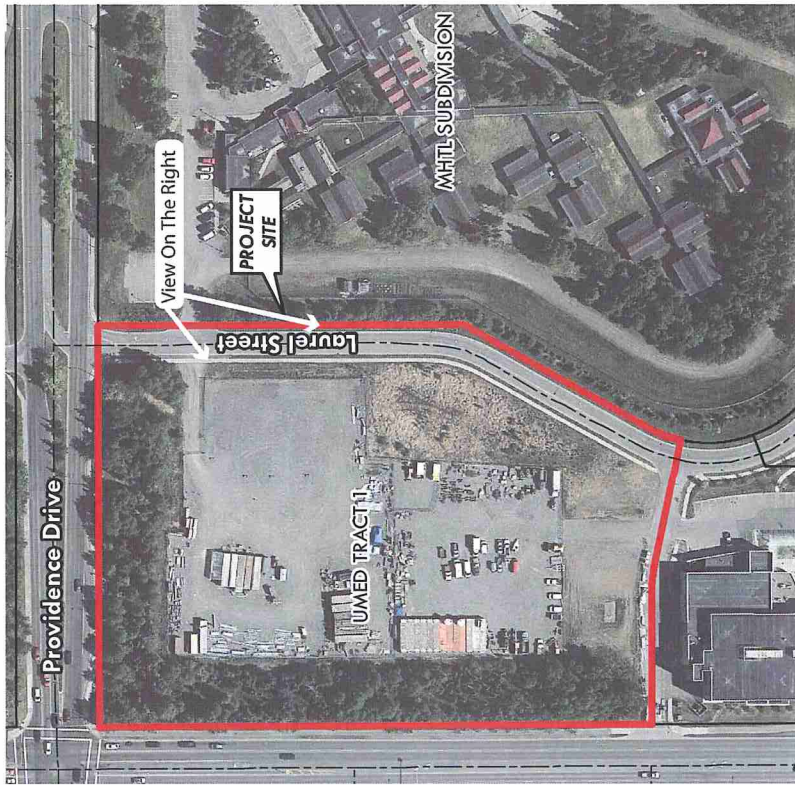
Paul R Stang, Present, UACC

APPENDIX E:

Photo Simulation of Proposed Improvements

& Privacy Screen Cut Sheet

UAA OUTDOOR STORAGE YARD



EXISTING



PROPOSED

TREE SIZE AT TIME OF INSTALLATION
FENCE FABRIC: 95% BLOCKAGE



ROSE SHRUBS WILL BE PLANTED AROUND
SPRUCE TREES (BURIED BY SNOW IN WINTER)

PROPOSED

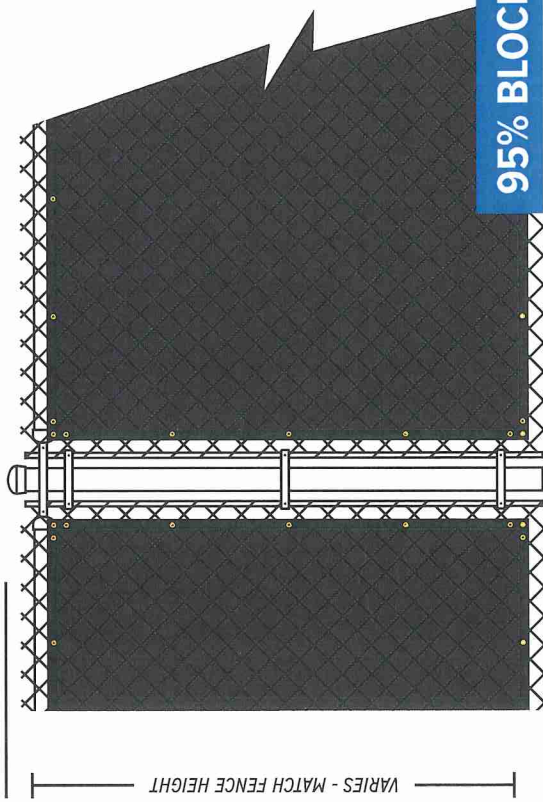
(5-10 YEARS)



750 SERIES

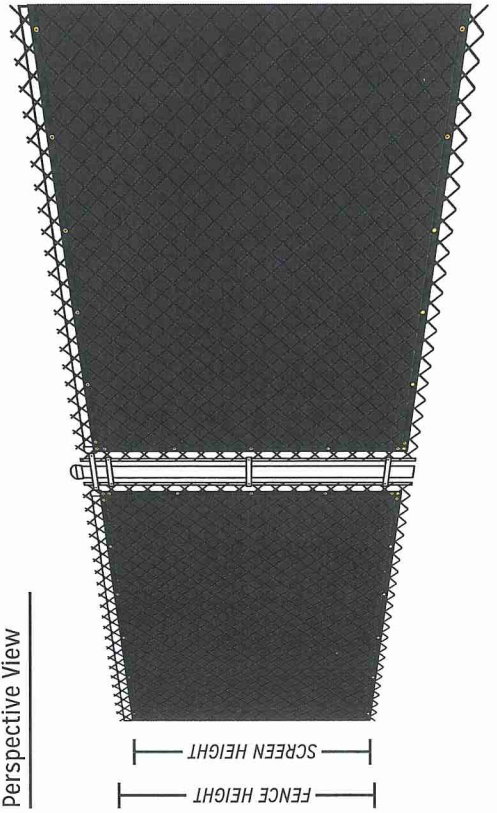
COMMERCIAL BLOCK - CLOSED MESH POLY

Elevation View



- FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.
- 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENERS OR GALVANIZED HOG RINGS.

Perspective View



FENCESCREEN SPECIFICATIONS

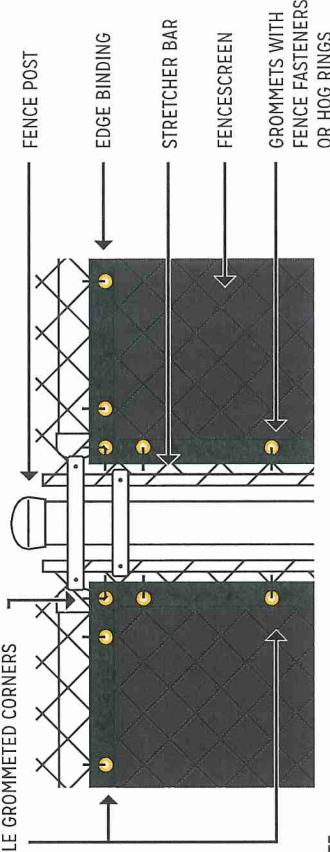
PROPERTIES

Material / Fiber	100% Polypropylene
Material Weight	6 oz/yd ²
Construction	30 x 16 weave lath-leno Closed Mesh
Grab Tensile Strength	420 x 256 lbs
Burst Strength	469 psi
Hems	3 ply reinforced with polypropylene binding
Shade Percentage	95%

RESULTS

Attachment Enlargement

ATTACHMENT POINTS EVERY 24" TIPLE GROMMETED CORNERS



- NOTE:
- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
 - REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.

Available Colors

Dark Green, Black.



Material Composition

Closed Mesh Windscreen is made from woven polypropylene with UV additives.

Drawings not to scale.

Detail Name:

750 Series Commercial Block

Drawing Number:

FSPS750



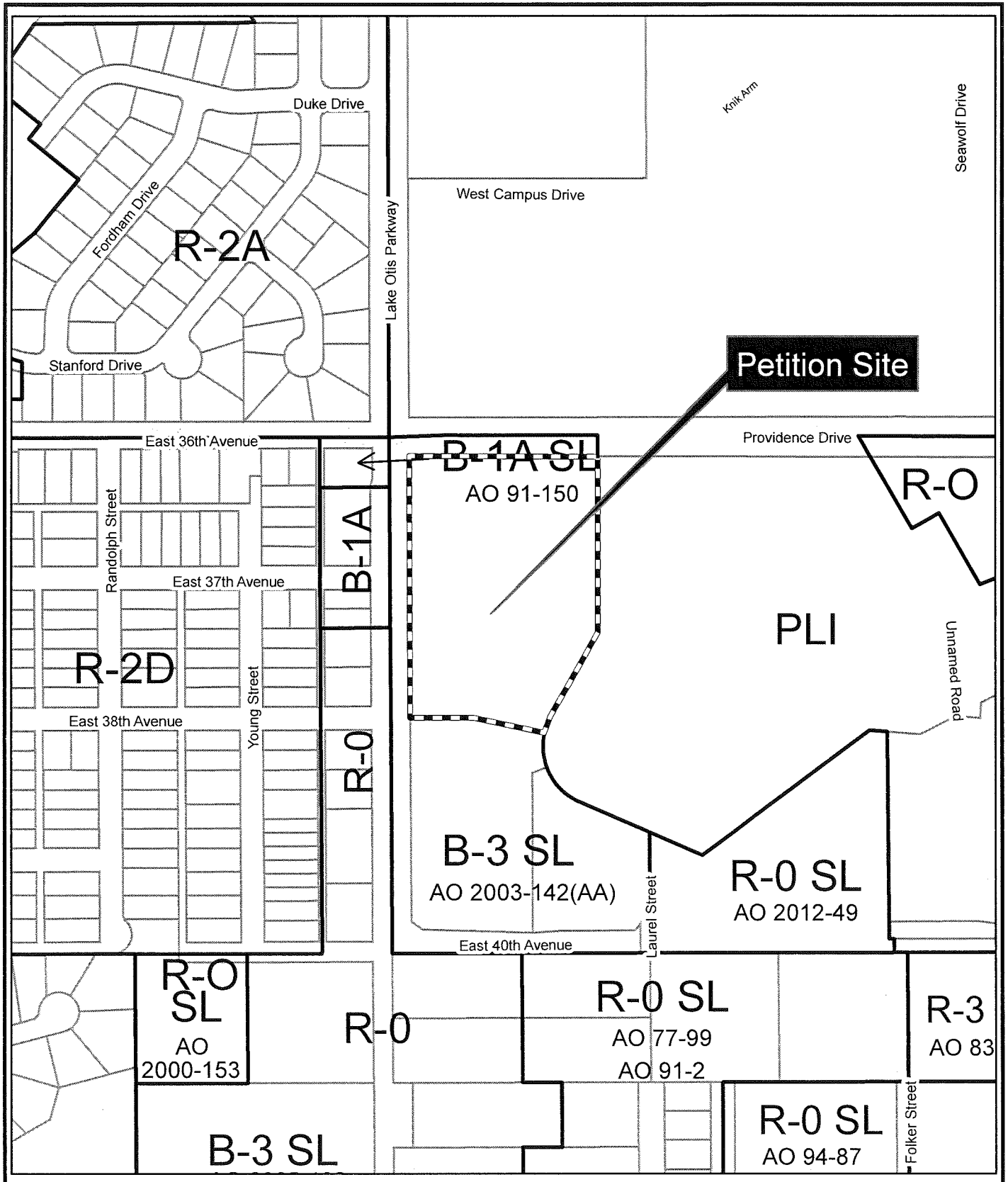
PHONE: 1.888.313.6313

www.FenceScreen.com

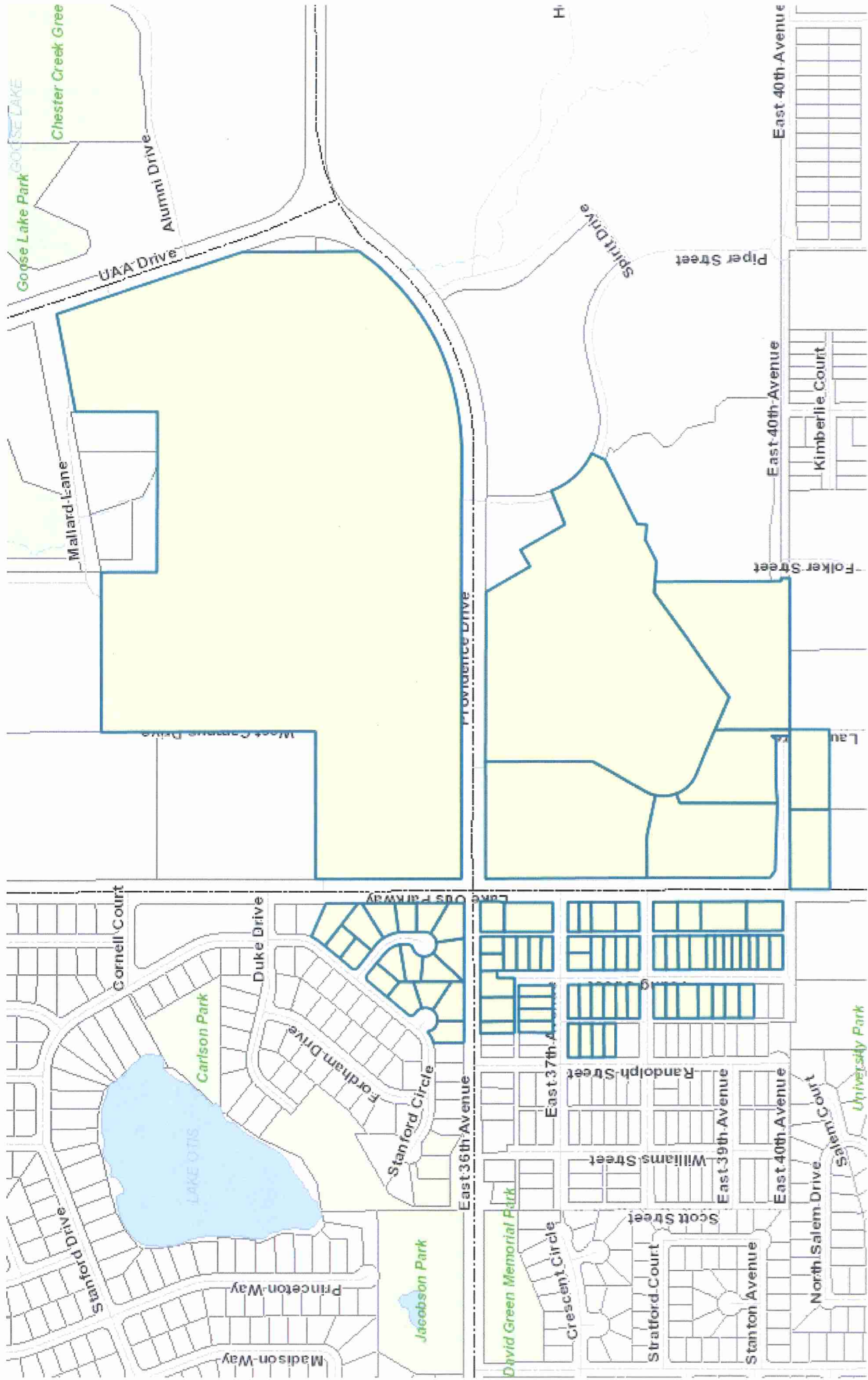
2017-0077



2017-0077



Anchorage



2017 - 0077 PHW map
Distance = 600' (82 PCLs)