

## MUNICIPALITY OF ANCHORAGE

PLANNING DEPARTMENT  
STAFF ANALYSIS  
MAJOR SITE PLAN REVIEW

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**DATE:** June 14, 2017

**CASE NO.:** 2017-0077

**REPRESENTATIVE:** DOWL

**APPLICANT:** University of Alaska - Anchorage

**REQUEST:** Major Site Plan Review for a proposed "Outdoor Storage Associated with a Community Use" facility

**LOCATION:** Tract 1, U-Med Professional Park Subdivision  
(Plat 2004-149)

**COMMUNITY COUNCIL:** University Area

**TAX NUMBERS:** 004-202-06

**GRID:** SW1734

**ATTACHMENTS:**

1. Maps
2. Application
3. Agency and Public Comments
4. Affidavit of Posting

**RECOMMENDATION SUMMARY:** Approval with conditions

### **SITE**

Area: 7.162 acres

Vegetation: Existing vegetated buffer comprised of mixed birch, cottonwood, and spruce along west and northern lot lines; the majority of the remaining area has been cleared

Current Zoning: B-3SL per AO 2003-142, As Amended (A re-zone application has been submitted to re-zone to PLI-SL)

Topography: Generally level

Existing Use: Temporary Storage Yard

Utilities: Public water and sewer

### **COMPREHENSIVE PLAN**

Classification: *2020 Anchorage Comprehensive Plan, Land Use Policy Map – Redevelopment/Mixed-Use Area*  
*2016 UMed District Plan, Land Use Map – "Major Institutional"*

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	PLI	PLI	B-3 SL	B-1A
Land Use:	UAA Campus	McLaughlin Youth Center	Professional Medical Arts Building	Professional Medical Arts Building

**PROPERTY HISTORY**

03/08/54			Petition site acquired through Annexation Number Four by the City of Anchorage, and was zoned R-1.
08/06/57			Petition site was re-zoned "Agricultural" as shown on 08/06/57 City of Anchorage, Zoning Map (AO Unknown).
11-65	AO 11-65		Assembly approved the rezoning of the petition site to "PLI" through AO 11-65
03/08/02	Plat 2002-28 Recorded		Plat for the 76.091 acre MHTL Subdivision, Tracts A, C, D, & E recorded
11/23/04	Plat 2004-149 Recorded		Plat for the 14.069 acre U-Med Professional Park Subdivision, Tract 1 and Tract 2 recorded
12/02/05	AO 2003-142, As Amended (Case 2003-072)		Assembly approved re-zone of approximately 14 acres from PLI (Public Lands and Institutions) to B-3 SL (General Business District w/Special Limitations) for Tract E, Mental Health Trust Land Subdivision
06/10/2013	PZC Resolution 2013-025 (Case 2013-070)		Planning and Zoning Commission resolution granting approval of a site plan for a temporary use
05/09/17	PZC Resolution 2017-016 (Case 2017-0028)		Planning and Zoning Commission resolution recommending approval of a re-zone for approximately 7.16 acres from B-3 SL (General Business w/Special Limitations) per AO 2003-142, to PLI (Public Lands and Institutions) for Tract 1, U-Med Professional Park Subdivision.

## **PUBLIC AND AGENCY COMMENTS**

On May 22, 2017, the Planning Department mailed 235 public hearing notices to all residents within 500 feet of the petition site. Public hearing notices were also mailed to the University Area, and Rogers Park Community Councils. As of this writing, the Planning Department has not received any comments in opposition of this site plan approval from the public or reviewing agencies.

## **PROPOSAL**

The University of Alaska – Anchorage (UAA) is requesting approval for an “Outdoor Storage Associated with a Community Use” facility to be located on Tract 1, U-Med Professional Park Subdivision. The approximately seven acre site will be used to store building and facility maintenance materials to support the improvements and daily operations within the UAA campus. Tract 1 is located on the southeast corner of Providence Drive and Lake Otis Parkway.

As of this writing, this parcel is zoned B3-SL, which does not allow for this use. However, the applicant has submitted a re-zone application to re-zone this parcel from B3-SL to PLI. The re-zone application was heard by the Planning and Zoning Commission, who recommended approval of the re-zone on May 9, 2017. The re-zone application will be heard by the Assembly on June 27, 2017. Planning staff recommends this site plan approval be subject to the approval of the pending re-zone.

## **CONFORMANCE WITH THE APPROVAL CRITERIA FOR SITE PLAN REVIEW (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;**

This site was last platted in 2004. Plat 2004-149 shows a dedicated 10-foot arterial landscape easement along the west and north lot lines of Tract 1. The landscape plan submitted with this site plan shows the preservation of existing landscaping along both the west and north lot lines that is in compliance with the requirements of Plat 2004-149.

This proposal is consistent with the intended use of this parcel as shown in the 2016 UMed District Plan. This site is classified as “Major Institutional” in the 2016 UMed District Plan, and will be utilized in a manner that both benefits and enhances the operations of the UAA campus. As stated in the applicant’s narrative, this parcel will be used for outdoor storage for approximately ten or more years. In the long term, the applicant has indicated they may locate an administrative building on this parcel. However, such a development will be subject to institutional needs and available funding.

**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 21.04.060E. 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*

AMC 21.05.010E Table of Allowed Uses, Table 21.05-1

Outdoor Storage Associated with a Community Use is a permitted use subject to a major site plan review within the PLI district.

AMC 21.05.060D.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.*

*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.*

The standard is met. All goods and materials stored on-site will be used for daily maintenance operations and planned development projects within 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 standard is met. The existing vegetated buffer along Lake Otis Parkway and Providence Drive is approximately 75-foot wide and is a mixture of birch, cottonwood, and spruce. Plans submitted show the installation of an 8-foot high sight-obscuring fence along with buffer landscaping along Laurel Street and East 38<sup>th</sup> Avenue. The petitioner has

demonstrated in their site plan that each side of this site will be adequately screened from view from of all adjacent right-of-way.

*iii. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.*

Not applicable. No flammable liquids or gases in excess of 1,000 gallons will be stored on-site.

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

The standard is met. All goods and materials will be stored in a manner that does not interfere with both motorized and non-motorized traffic circulation.

*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.*

The standard is met. This parcel totals approximately seven 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.*

The standard is met. The applicant does not intend to store any sort of hazardous material on this parcel. However, they have indicated in their application that should the need arise, they will follow all applicable municipal, state, and federal regulations.

AMC 21.06.020C Table of Dimensional Standards: Other Districts - PLI

<i>Height limitation:</i>	<i>Principal: 75ft (within UMed)</i>
<i>Minimum lot size:</i>	<i>6,000ft<sup>2</sup></i>
<i>Minimum lot width:</i>	<i>50ft</i>
<i>Lot coverage:</i>	<i>45%</i>
<i>Yard Setbacks:</i>	<i>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.</i>

Both the tract and provided site plan meet the standards of AMC 21.06.020C. There are no permanent structures shown on the submitted site plan.

*AMC 21.07.040E., Storm Water Treatment and Erosion and Sediment Control*

The standard is met. The petitioner will not be altering the existing drainage patterns on-site. Stabilized rock track pads will be installed in

the driveways connecting to Laurel Street and East 38<sup>th</sup> Avenue to mitigate the transfer of sediment from vehicles traveling to and from the site.

*AMC 21.07.040F, Snow Storage and Disposal*

The standard is not met. The submitted site plan does not show a dedicated area for snow storage. In accordance with 21.07.040F.4, the petitioner must revise the site plan to show a dedicated snow storage area of at least 5% of the traffic circulation area, or enter into a snow removal agreement with the Municipality.

*AMC 21.07.060, Transportation and Connectivity*

The standard is met. There are developed sidewalks along each abutting right-of-way of this parcel, with the exception of the north side of East 38<sup>th</sup> Avenue. However, there is a developed sidewalk along the south side of East 38<sup>th</sup> Avenue. The development of sidewalks on both sides of this section of East 38<sup>th</sup> Avenue is not identified in the *Anchorage Pedestrian Plan*. In an effort to reduce conflicts between pedestrians and vehicles entering and leaving the site, as well as the exclusion of permanent structures being developed on-site, staff does not recommend the development of a sidewalk along the north side of East 38<sup>th</sup> Avenue at this time. The installation of sidewalks along the north side of East 38<sup>th</sup> Avenue will be reevaluated when this site is redeveloped to include a permanent structure.

*AMC 21.07.070, Neighborhood Protection Standards*

The standard is met. This site will be screened from view from all abutting rights-of-way to preserve district aesthetics. To mitigate any potential issues of noise disruption to residential dwellings northwest of this site, staff is recommending limiting the operational hours of this site. Beyond noise concerns, this site will only be used for storage and will have minimal to no impact on the residences located to the northwest of this site.

*AMC 21.07.080, Landscaping, Screening, and Fences*

The standard is met. In accordance with the use-specific standards for this use, the site will be screened from view from all abutting rights-of-way. An existing approximately 75-foot wide vegetated buffer consisting of mixed birch, cottonwood, and spruce is located along the west and north lot lines of the site. The rights-of-way along Laurel Street and East 38<sup>th</sup> Avenue will be screened with 8-foot tall sight obscuring fencing paired with L2 buffer landscaping.

*AMC 21.07.090 Off-Street Parking and Loading*

The standard is not met. The parking requirement for "Storage yard" is one space per 2,000ft<sup>2</sup> of outdoor storage area, which would require the petitioner to provide 156 parking spaces for an area of this size. Staff believes this parking requirement far exceeds the needs of this use. Due to the nature of this site's operations, it is unlikely that this use will require

a large number of workers on-site on a full-time basis. To address the need for adequate off-street parking facilities, staff recommends the petitioner provide a minimum of three parking spaces, with one being van-accessible, in accordance with AMC 21.07.090E.2.

**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**

The standard is met. The proposed facility will be located on a parcel that has direct access onto Laurel Street and East 38<sup>th</sup> Avenue. This parcel is surrounded by PLI zoned parcels to the north and east, and commercially zoned parcels to the south and west. Adequate screening will surround the site on all sides, which will assist in preserving the aesthetics of the UMed District. Traffic generation is expected to be minimal, but will vary depending upon the season, and the development schedule of projects within the UAA campus. A track pad comprised of stabilized rock will be installed in the driveways along Laurel Street and East 38<sup>th</sup> Avenue, to mitigate the transferring of sediment off-site. Based upon the information provided by the applicant, and through the recommended approval conditions by staff, it does not appear that this facility will cause significant adverse impacts to traffic flow, neighboring businesses, or district aesthetics.

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

The standard is met. This plan is consistent with the following policies of the Anchorage Bowl 2020 Comprehensive Plan:

*Policy #6 – Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.*

This use will provide a direct benefit to the UAA campus and will assist in enhancing their capabilities and reducing future development expenses by not having to lease building material storage space off-site.

*Policy #23 – Major Employment Centers, shown on the Land Use Policy Map, exist at the Downtown, Midtown, and University/Medical areas...*

This use will not alter or change the character of UMed’s classification as a “Major Employment Center.” It will assist future development within the UMed district.

*Policy #43 – Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review.*

In accordance with AMC 21.03.180D.2. the Urban Design Commission shall be the decision making body for this Major Site Plan Review.

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

The petitioner will not be clearing any of the existing forested areas along the west and north lot lines.

**DEPARTMENT RECOMMENDATION**

Approval of the Major Site Plan Review for the University of Alaska – Anchorage, subject to the following conditions:

1. Assembly approval of a re-zone of the subject parcel from B-3 SL (General Business with Special Limitations) to PLI (Public Land and Institutions).
2. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and plans on file with the Planning Department, except as modified by conditions of this approval.
3. 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 Department.
4. Provide to Planning, a revised site plan dedicating at least 5% of the traffic circulation area for seasonal snow storage or enter into a snow removal agreement with the municipality.
5. Provide to Planning, a revised site plan showing a paved parking area to accommodate a minimum of three parking spaces, with one parking space being van-accessible.
6. The daily hours of operation for this outdoor storage area will be from 6:00am to 8:00pm, except in the case of an emergency.

Reviewed by:

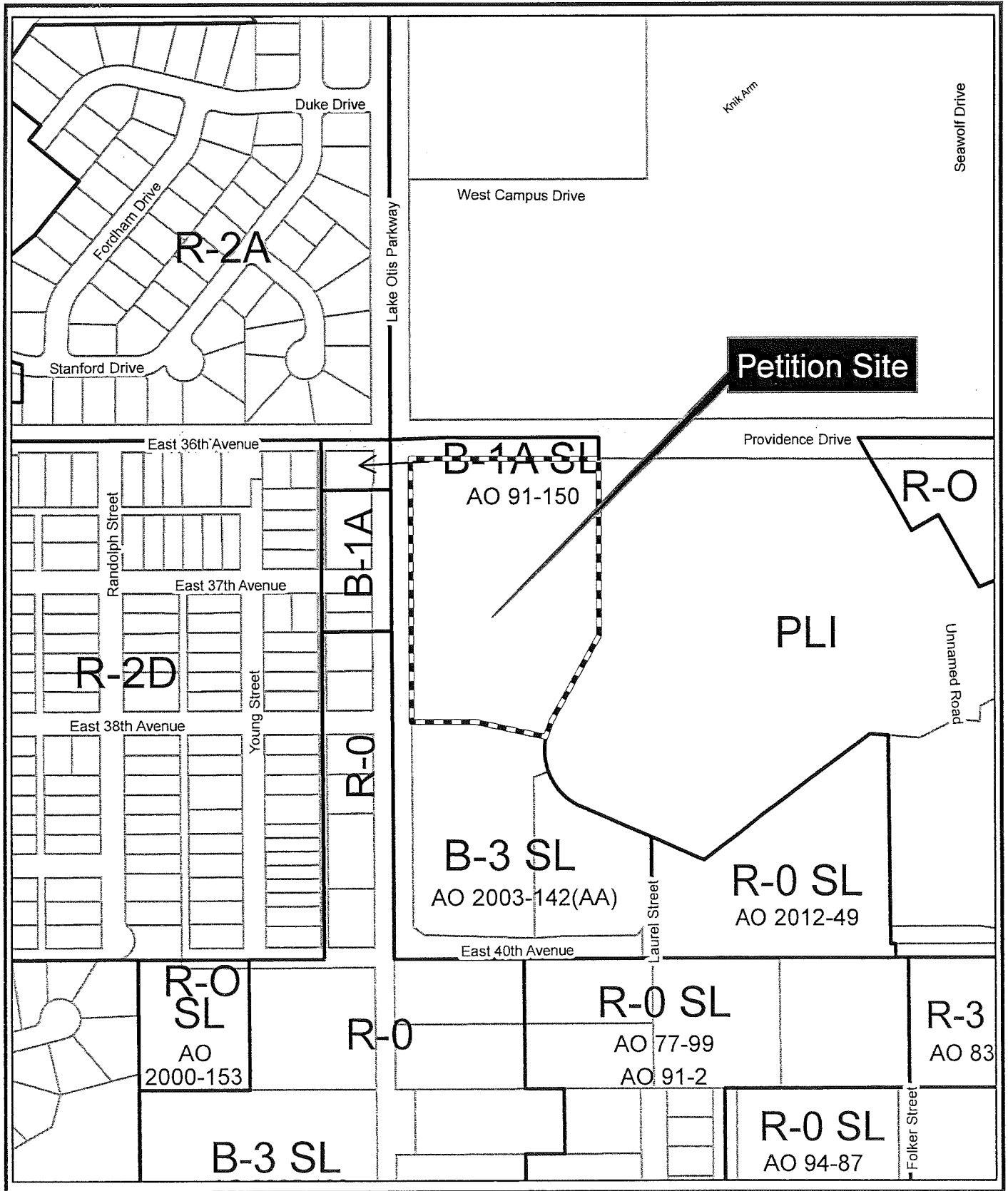
  
\_\_\_\_\_  
Hal H. Hart, AICP  
Director

Prepared by:

  
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Ryan Yelle  
Associate Planner

(Case 2017-0077, Parcel ID No. 004-202-06)

# Maps



2017-0077



# Application

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# MAJOR SITE PLAN REVIEW

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UNIVERSITY *of* ALASKA  
ANCHORAGE™

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U-Med Professional Park Subdivision  
Tract 1

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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
Contact Phone: Evening		Contact Phone: 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.

	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative (Agents must provide written proof of authorization)	
Signature		Date
Print Name		

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

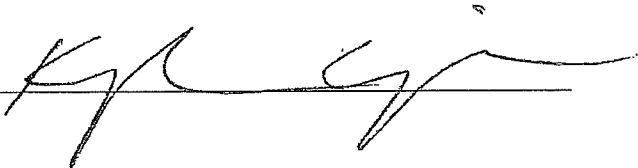
\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

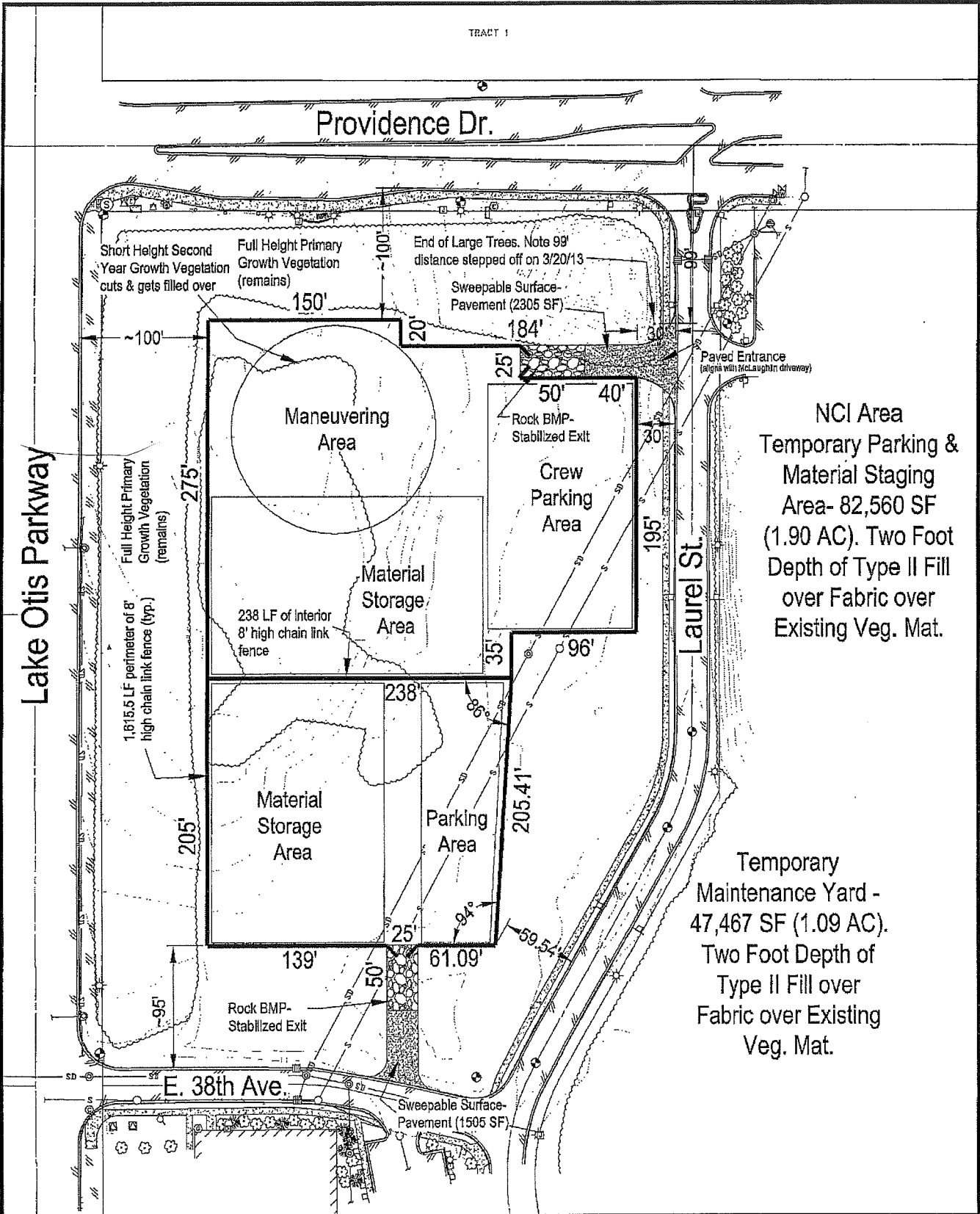
- |                            |                                       |  |                                      |                                |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input 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



NCI Area  
 Temporary Parking &  
 Material Staging  
 Area- 82,560 SF  
 (1.90 AC). Two Foot  
 Depth of Type II Fill  
 over Fabric over  
 Existing Veg. Mat.

Temporary  
 Maintenance Yard -  
 47,467 SF (1.09 AC).  
 Two Foot Depth of  
 Type II Fill over  
 Fabric over Existing  
 Veg. Mat.

P:\Projects\051123\PLANNING\FMO-STAGING.dwg PLOT DATE 2013-3-27 10:32 SAVED DATE 2013-03-27 08:48 USER: bferrell

**DOWL HKM**  
 4041 B Street  
 Anchorage, Alaska 99503  
 907-692-2000  
 www.dowlhkm.com

TEMPORARY USE SITE PLAN

PROJECT	61123
DATE	03/27/2013

APPENDIX B



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', with a large, stylized flourish at the end.

Chris Turletes, CFM, CEFM  
UAA Associate Vice Chancellor for Facilities  
Email: [cmturletes@alaska.edu](mailto: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 38<sup>th</sup> 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 38<sup>th</sup> 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 38<sup>th</sup> 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 38<sup>th</sup> 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. 38<sup>th</sup> 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.**

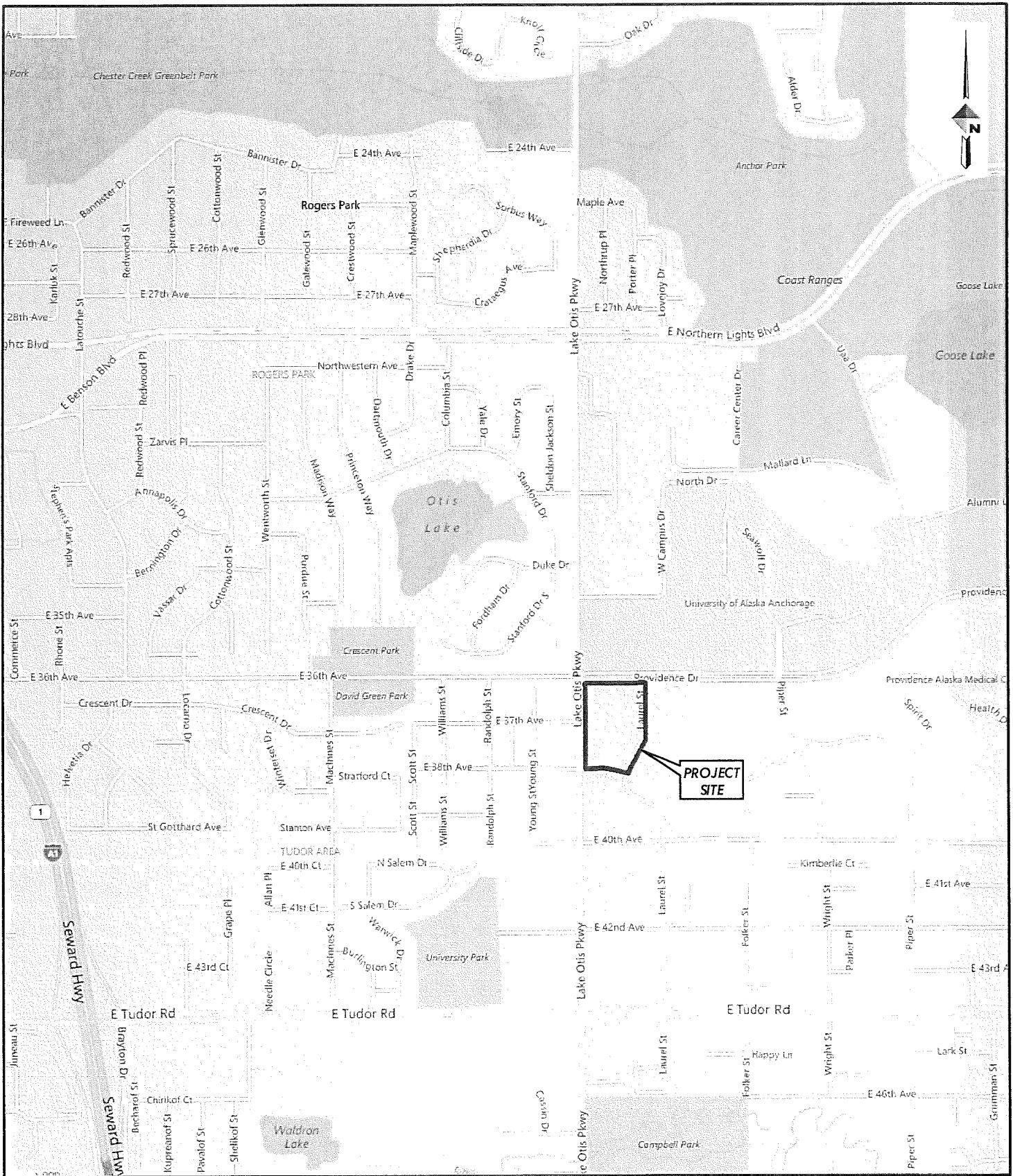
**ANCHORAGE 2020**

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

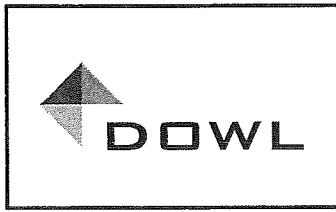
As shown in Appendix A, existing vegetation is being maintained as part of the site plan.

**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.

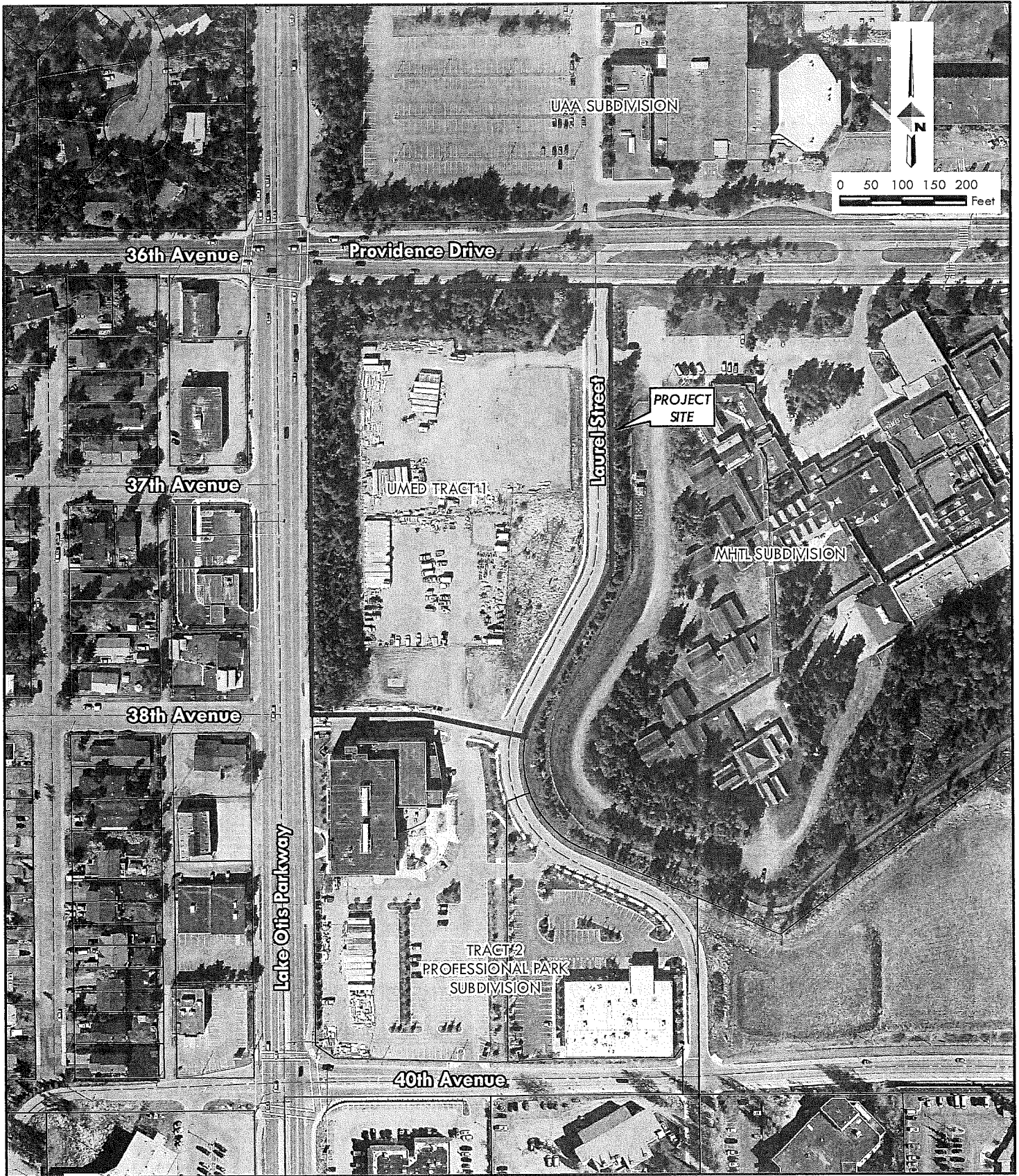


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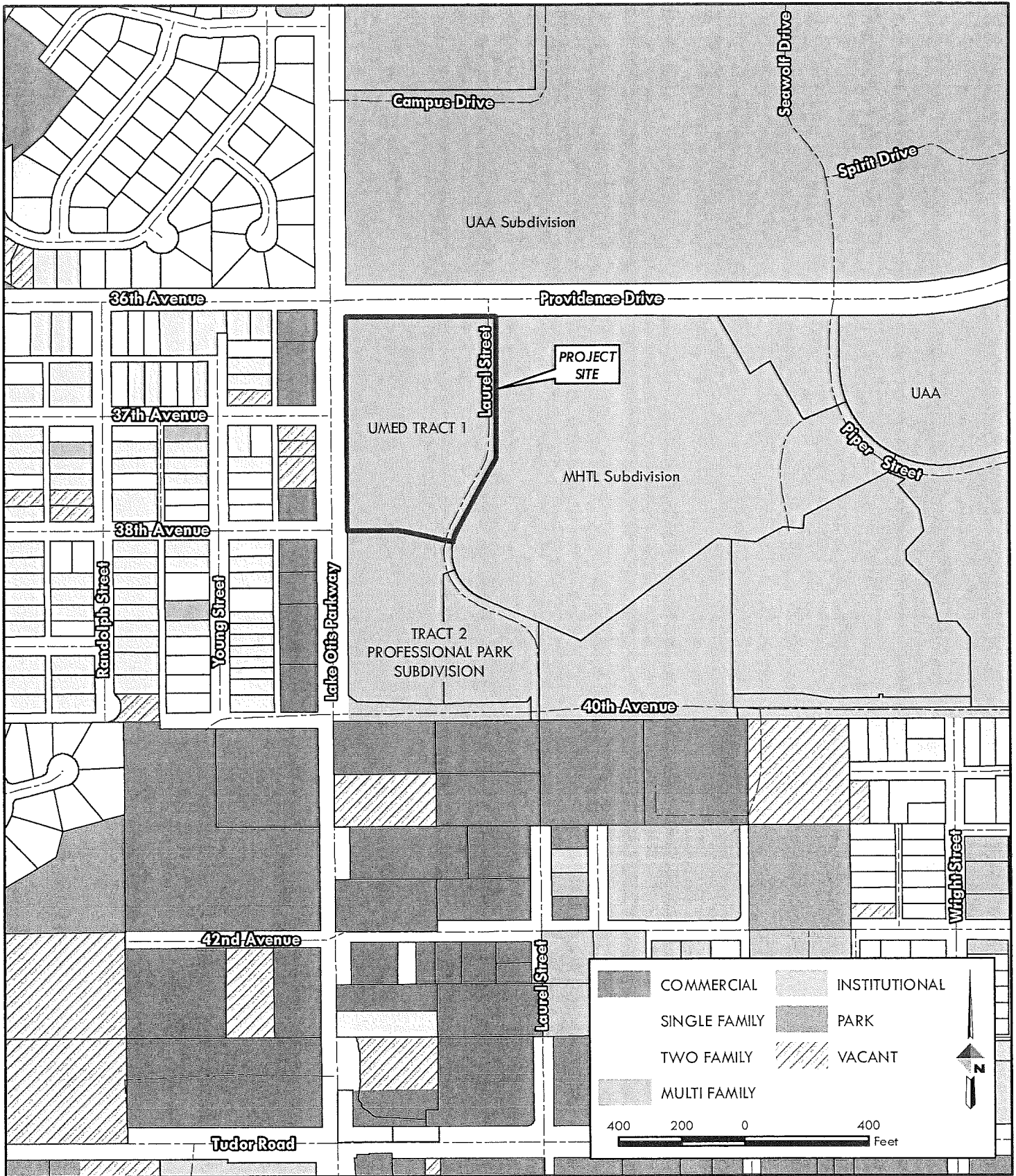
**LOCATION MAP**  
**UNIVERSITY OF ALASKA ANCHORAGE**  
**UMED TRACT 1**  
**ANCHORAGE, ALASKA**

PROJECT:	1132.62308.01
DATE:	APRIL 2017
<b>FIGURE 1</b>	

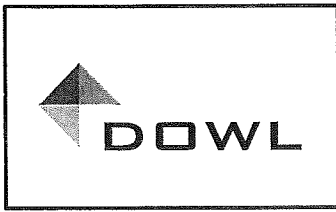


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	<b>AERIAL MAP</b> <b>UNIVERSITY OF ALASKA ANCHORAGE</b> <b>UMED TRACT 1</b> <b>ANCHORAGE, ALASKA</b>	PROJECT: 1132.62308.01
		DATE: APRIL 2017
	<b>FIGURE 2</b>	<b>29</b>

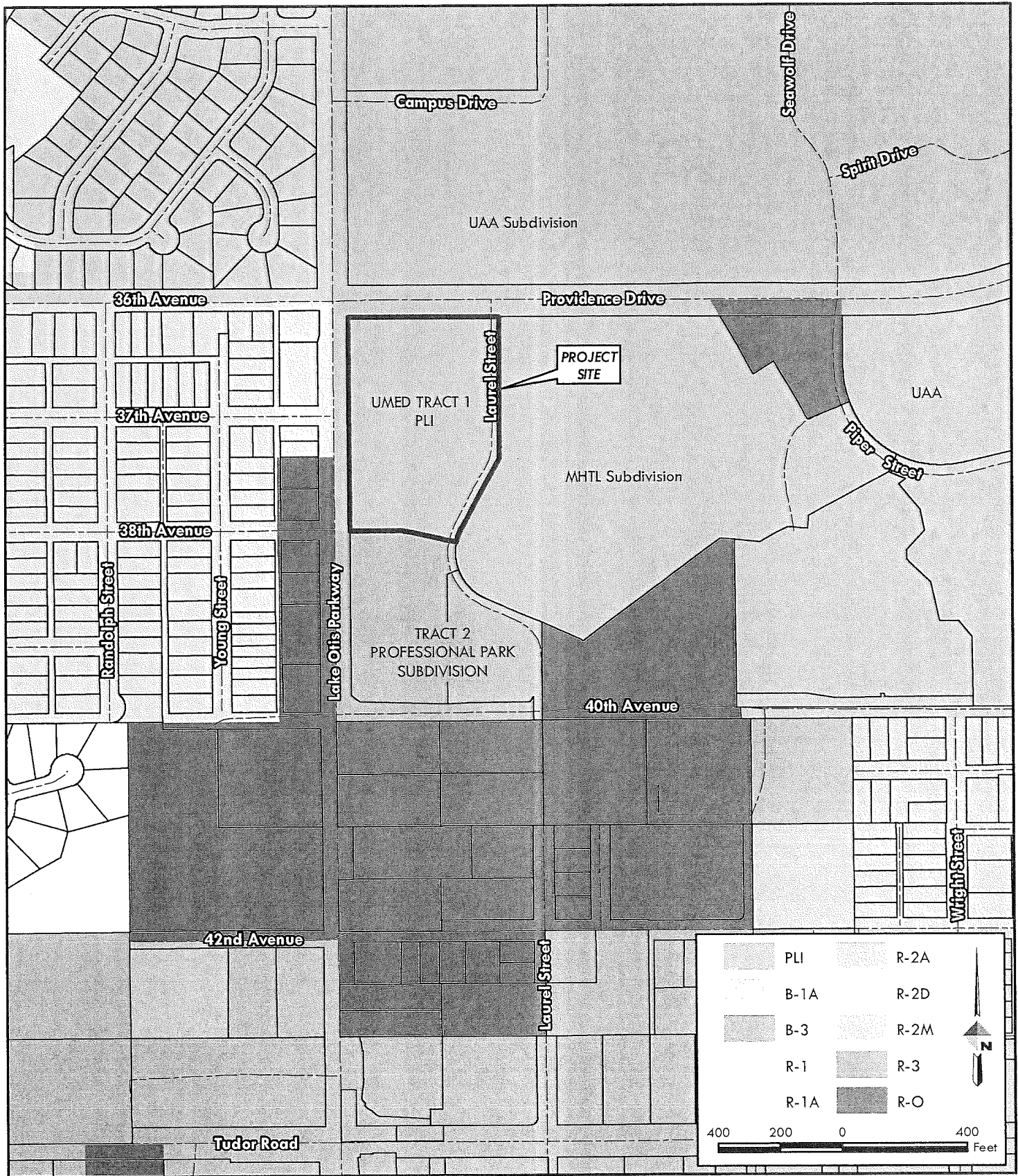


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**LAND USE MAP**  
**UNIVERSITY OF ALASKA ANCHORAGE**  
**UMED TRACT 1**  
**ANCHORAGE, ALASKA**

PROJECT:	1132.62308.01
DATE:	APRIL 2017
<b>FIGURE 3</b>	

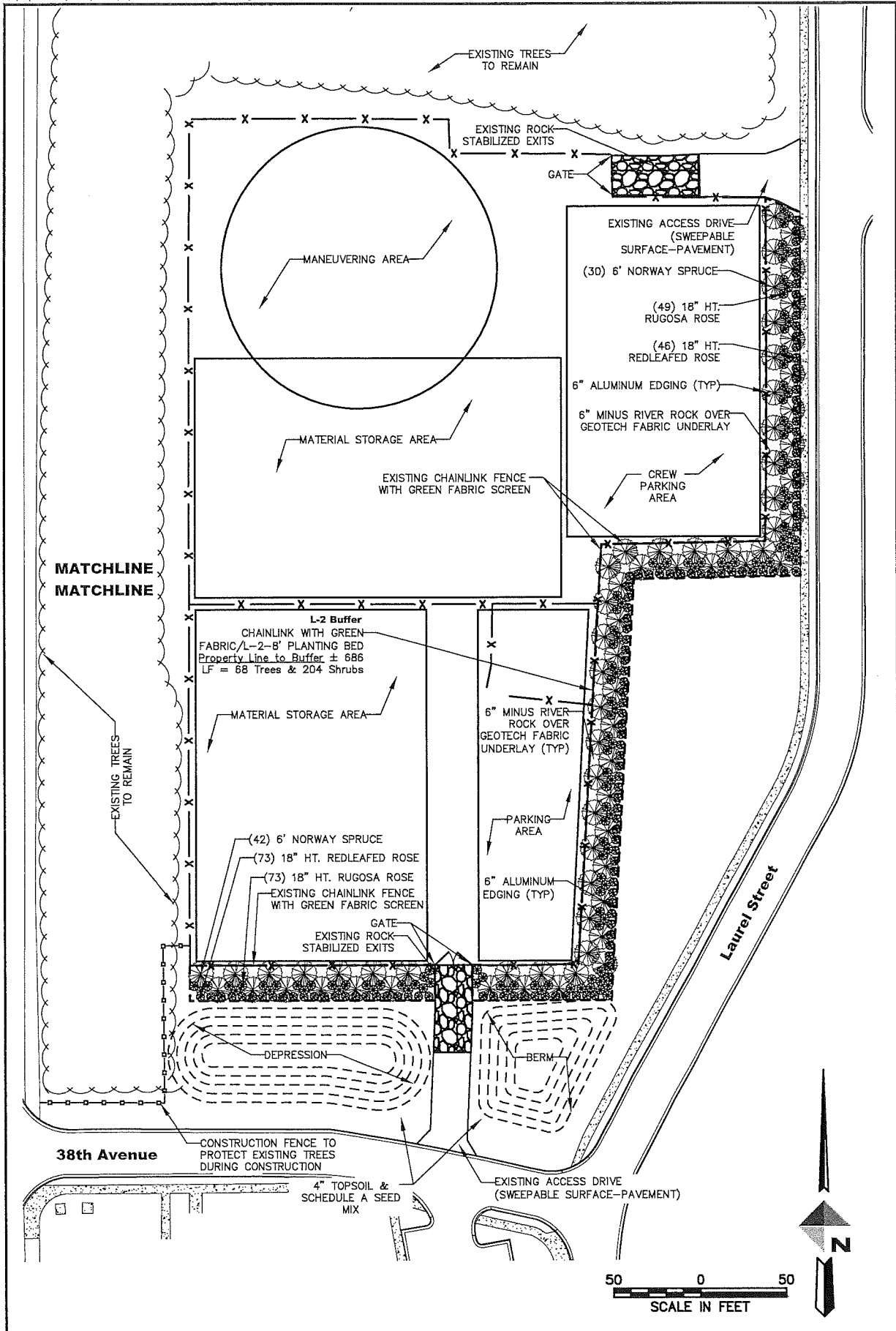


Path: Q:\32\62308-01\60GIS\MSPR\62308 - Fig 4 - Zoning Map.mxd

	<b>ZONING MAP</b> <b>UNIVERSITY OF ALASKA ANCHORAGE</b> <b>UMED TRACT 1</b> <b>ANCHORAGE, ALASKA</b>	PROJECT: 1132.62308.01 DATE: APRIL 2017
	<b>FIGURE 5</b>	
	<b>31</b>	

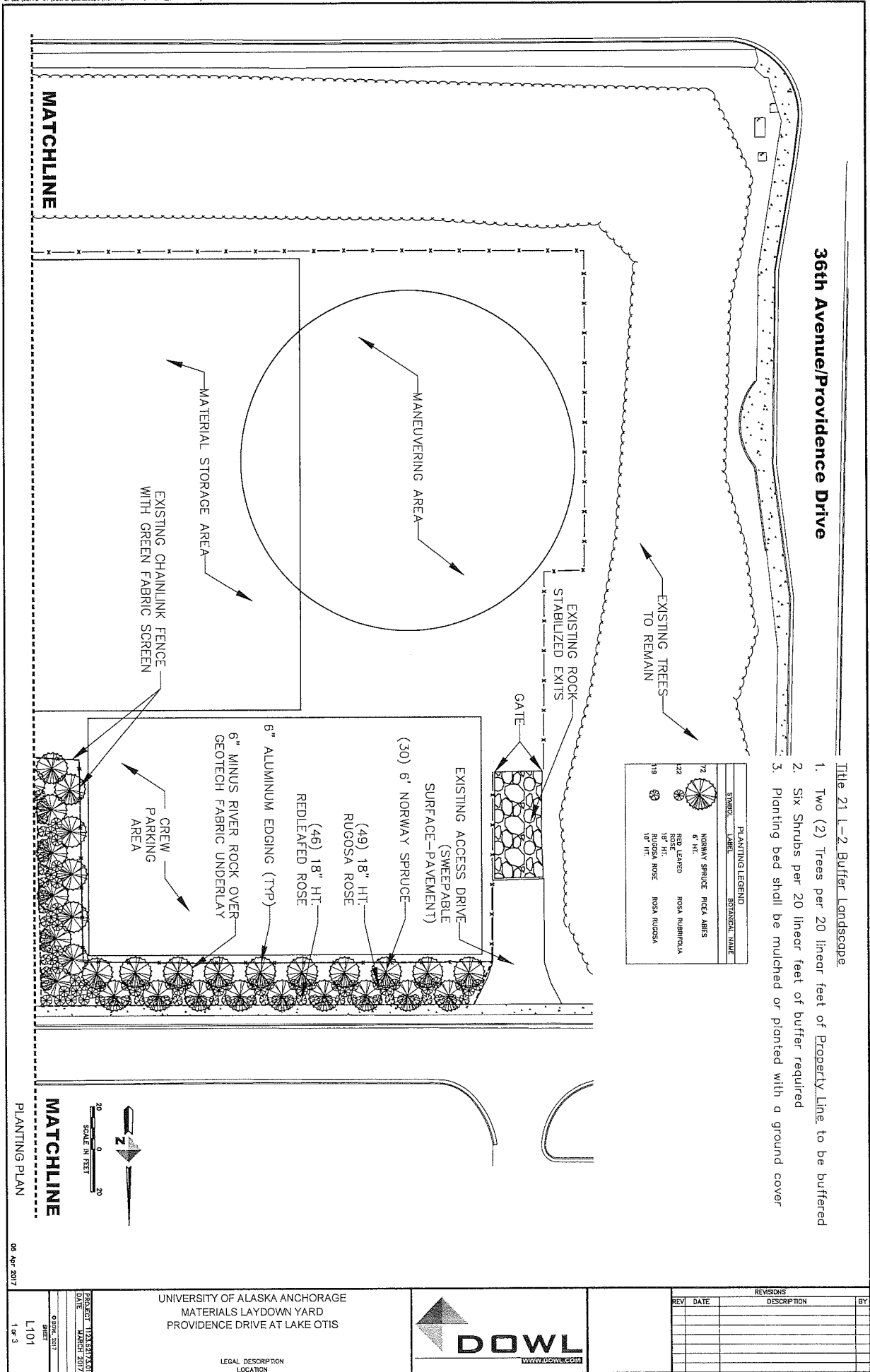
**APPENDIX A:**

Site Plans



UALA LAYDOWN YARD  
 LANDSCAPE AND SCREENING PLAN  
 ANCHORAGE, AK

PROJECT 1132.62173.01  
 DATE 05 Apr 2017

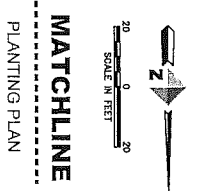


**36th Avenue/Providence Drive**

Title 21 1-2 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

SYMBOL	PLANTING LEGEND	SPACING/TYPE
	NORWAY SPRUCE PICEA ABIES	
	RED LEAVED RUGOSA ROSE	
	RUGOSA ROSE	
	REDLEAFED ROSE	
	6" ALUMINUM EDGING (TYP)	
	6" MINUS RIVER ROCK OVER GEOTECH FABRIC UNDERLAY	
	CREW PARKING AREA	

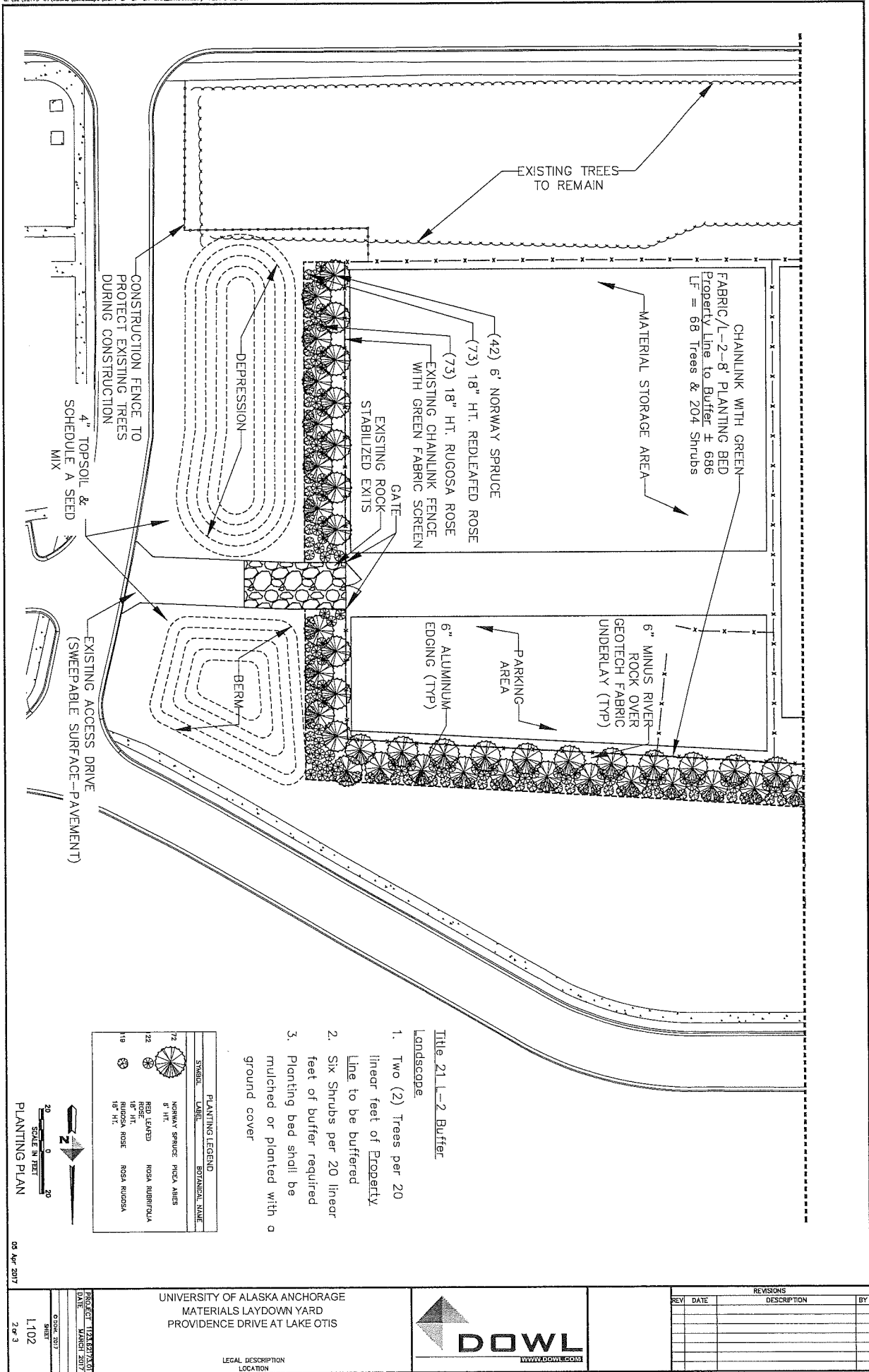


08 Apr 2017  
1.101  
1 of 3

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



REVISIONS		
REV	DATE	DESCRIPTION



Title 21 L-2 Buffer

Landscoding

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		BOTANICAL NAME	
SYMBOL	DATE		
	7/2	NORWAY SPRUCE	PICEA ABIES
	7/22	RED LEAVED RUGOSA ROSE	ROSA RUBRIFOLIA
	7/19	RUGOSA ROSE	ROSA RUGOSA



PLANTING PLAN

05 Apr 2017

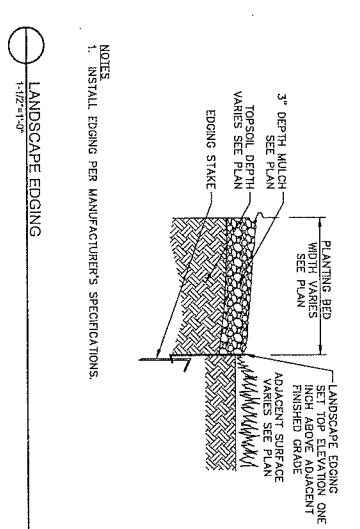
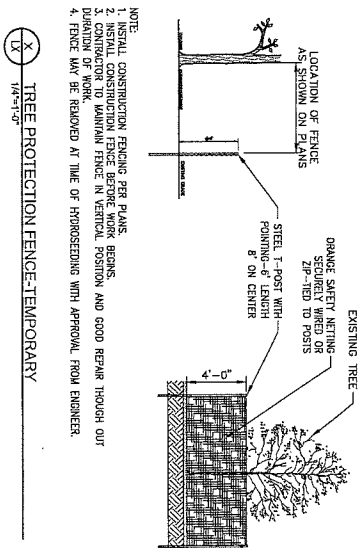
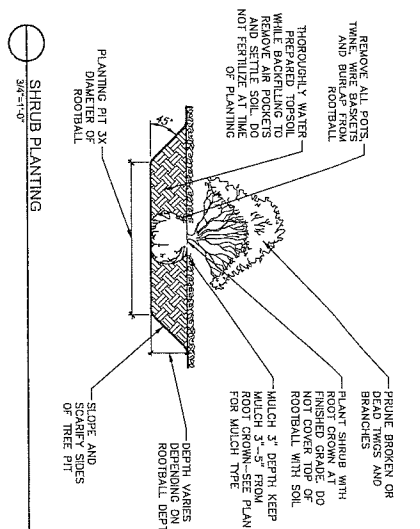
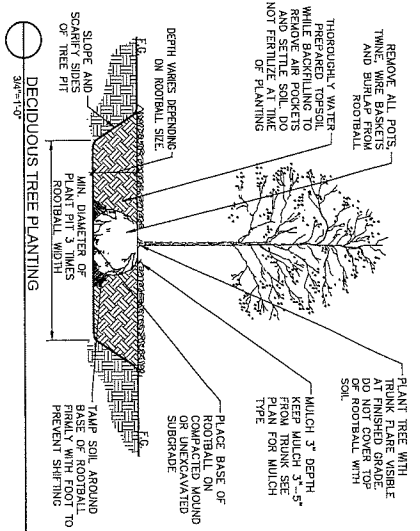
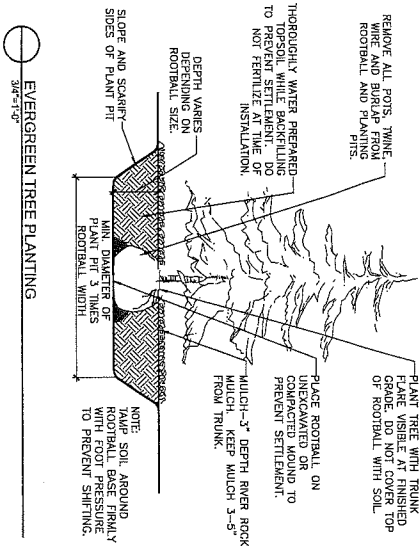
PROJECT	UNIVERSITY OF ALASKA ANCHORAGE MATERIALS LAYDOWN YARD
DATE	MARCH 2017
SHEET	1.102
	2 of 3

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

LEGAL DESCRIPTION  
LOCATION



REVISIONS		
REV	DATE	DESCRIPTION



LANDSCAPE DETAILS 08 Apr 2017

PROJECT	1123 EEN17001
DATE	MARCH 2017
DATE	MARCH 2017
SHEET	
03/04/2017	
L501	
3 OF 3	

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

LEGAL DESCRIPTION  
LOCATION



REVISIONS			
REV	DATE	DESCRIPTION	BY

**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 38<sup>TH</sup> AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

(Case 2013-070)

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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 38<sup>th</sup> 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.

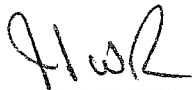
NOW, THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- 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.

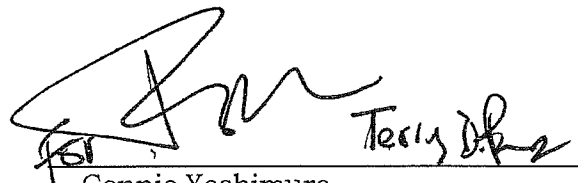
4. The staging area and crew parking area hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays.
5. The maintenance yard hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays, 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 10<sup>th</sup> 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)

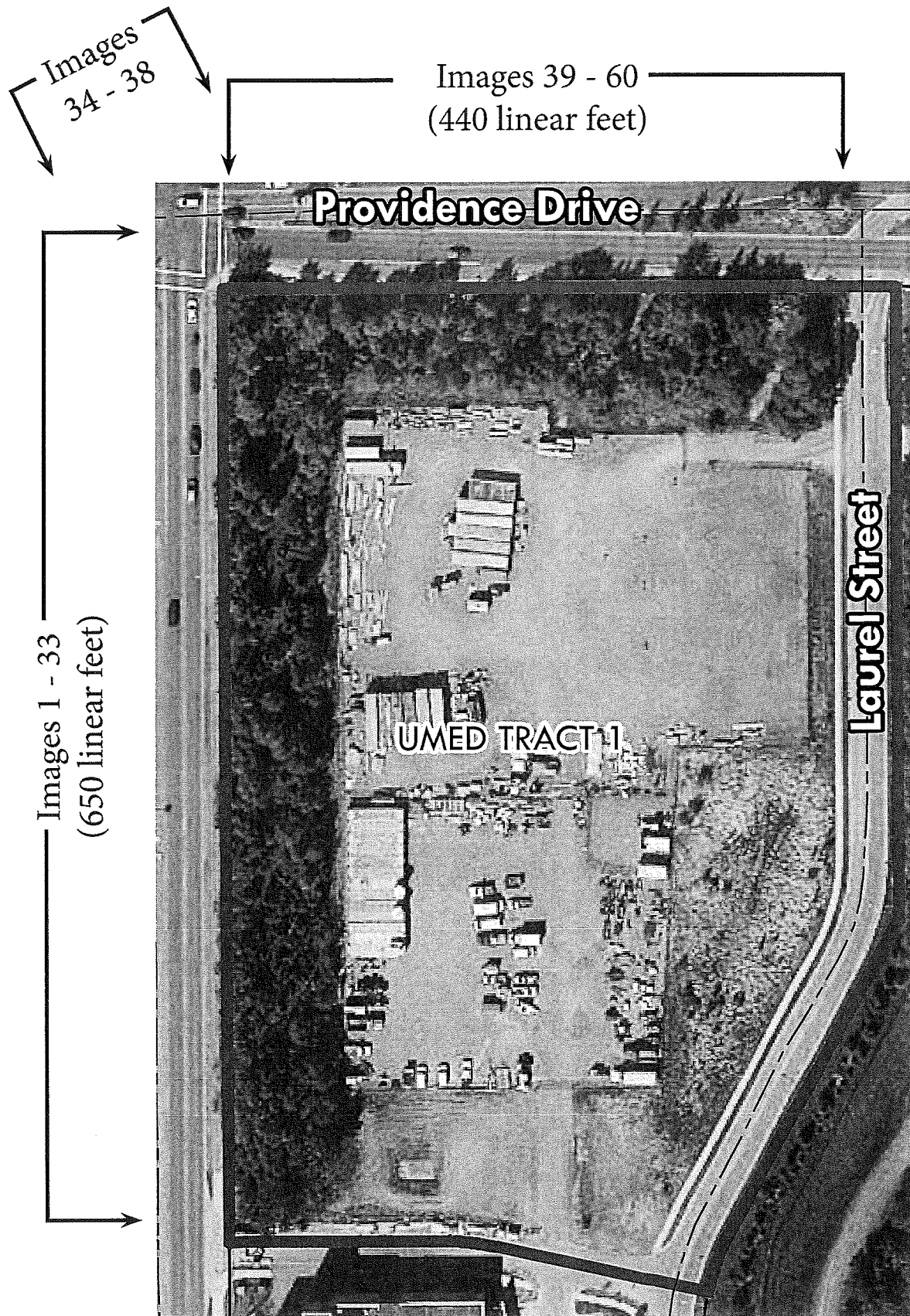
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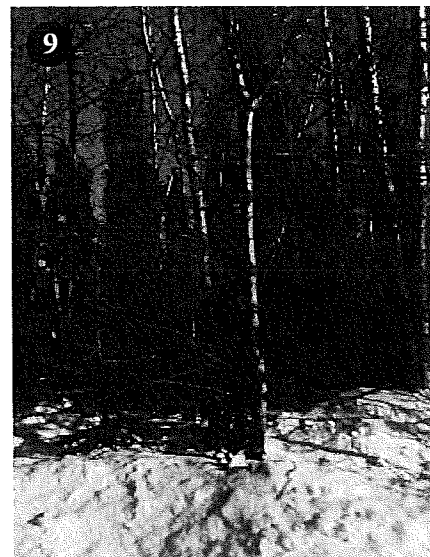
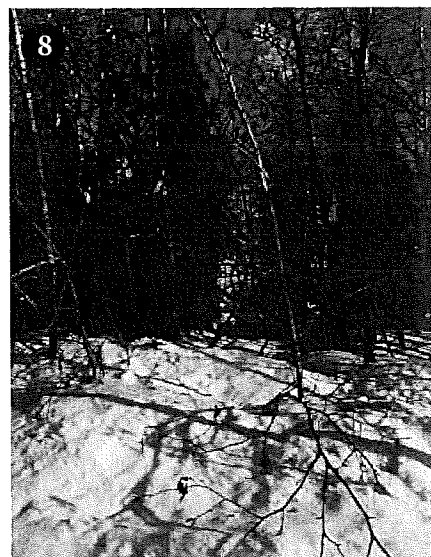
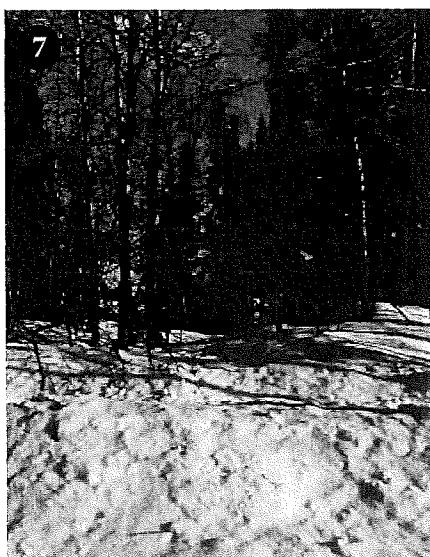
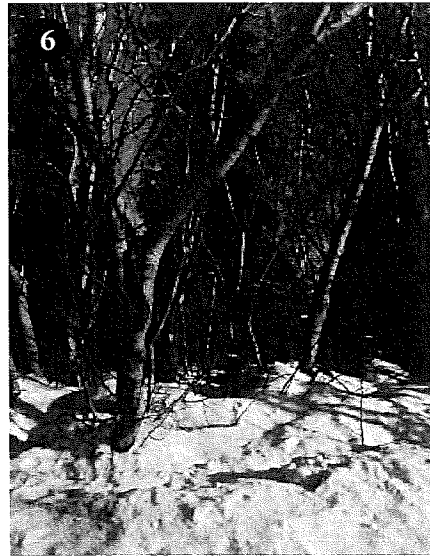
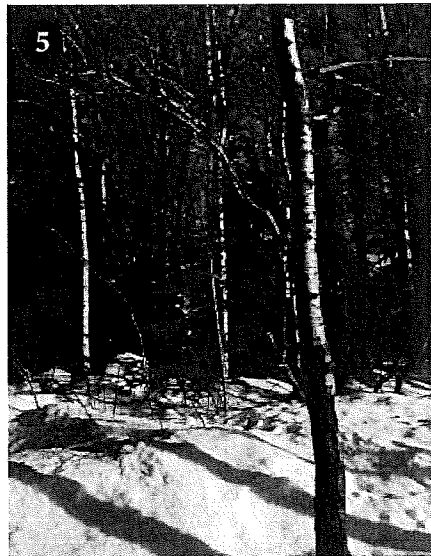
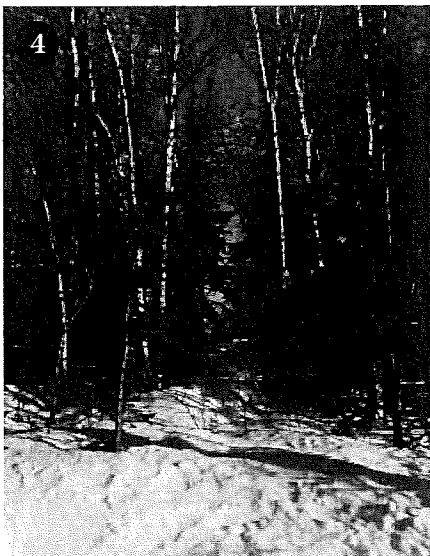
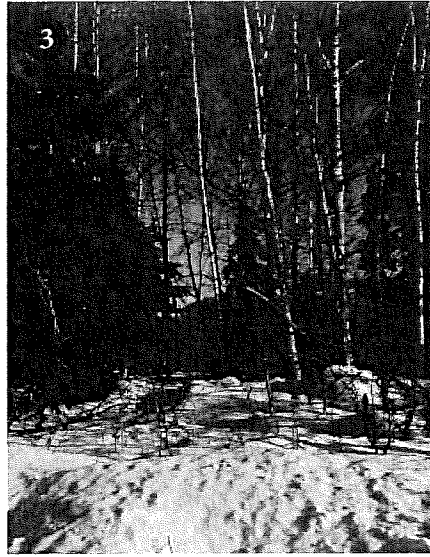
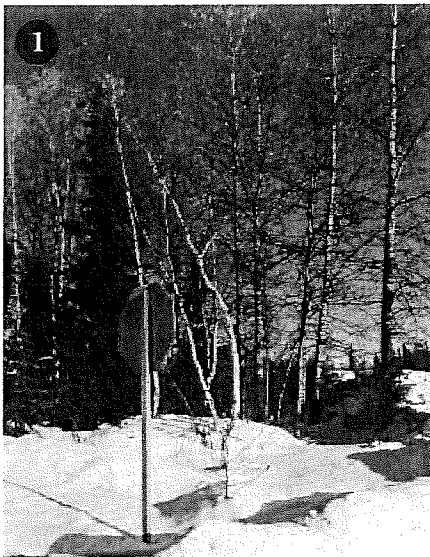
**APPENDIX C:**

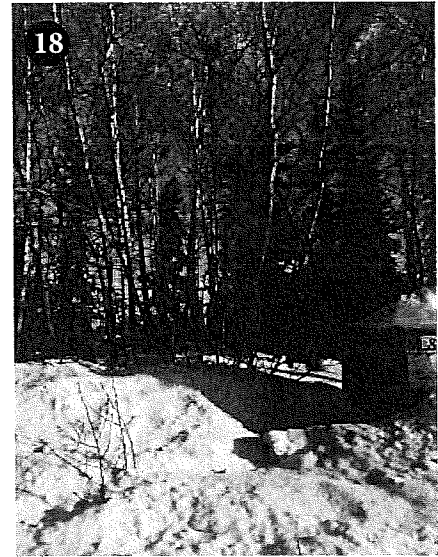
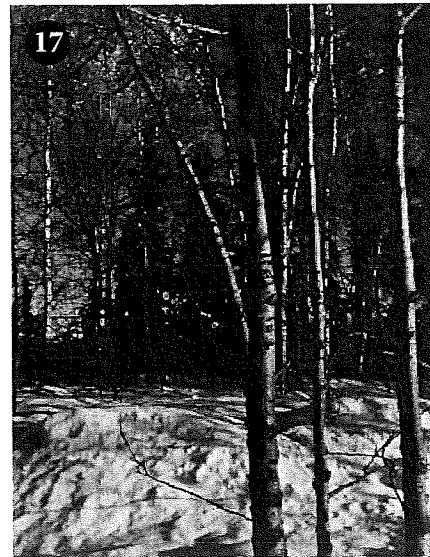
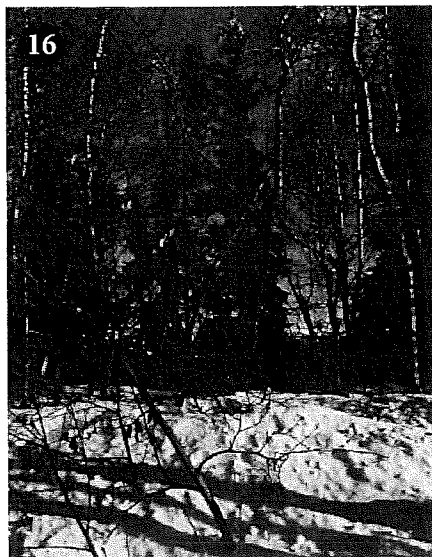
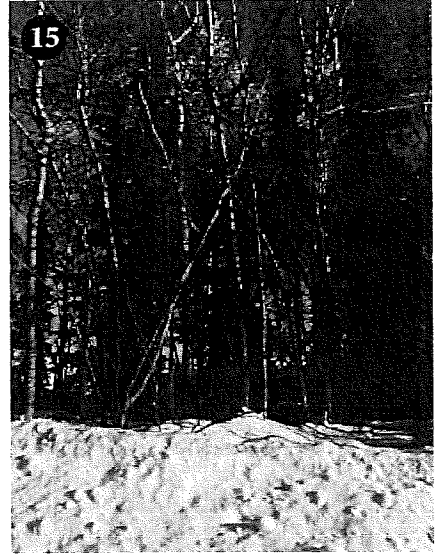
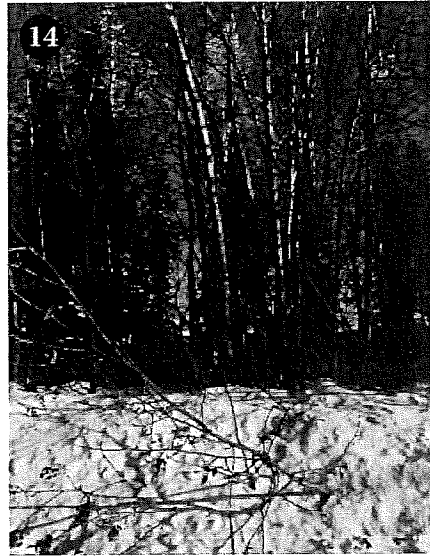
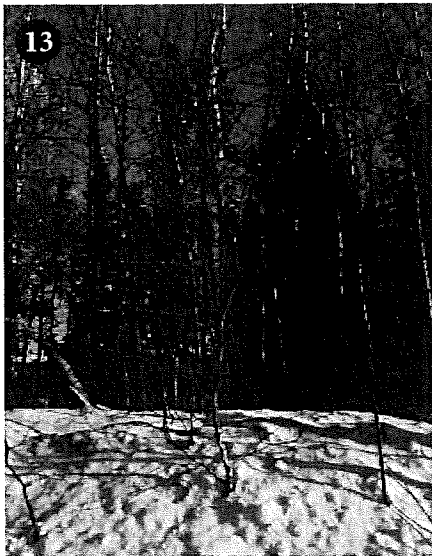
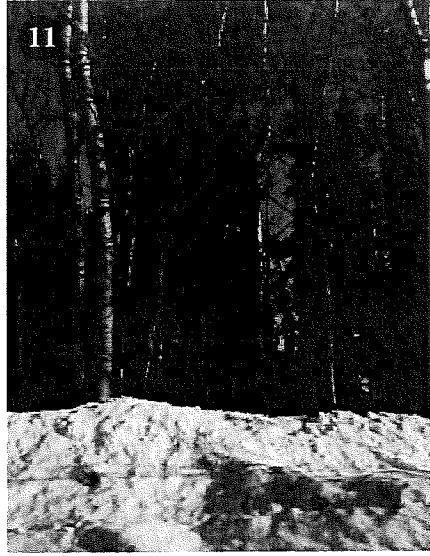
Site Photos

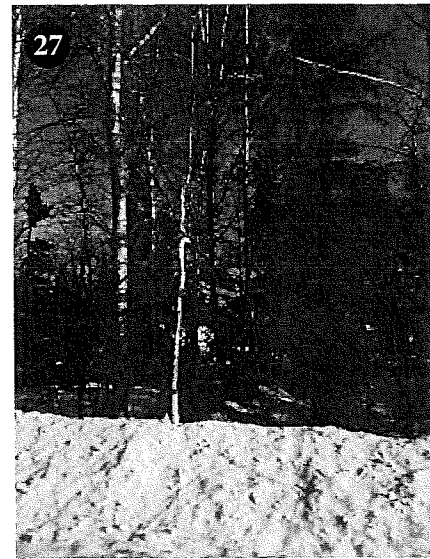
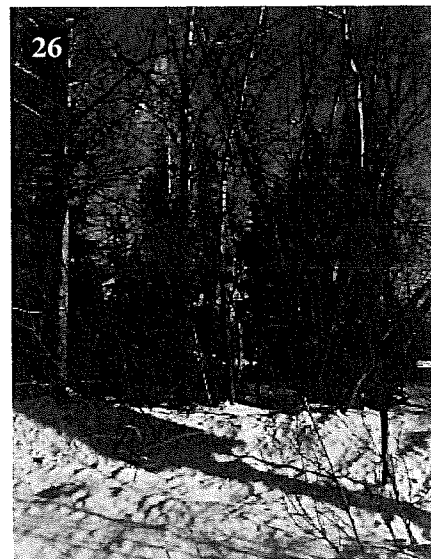
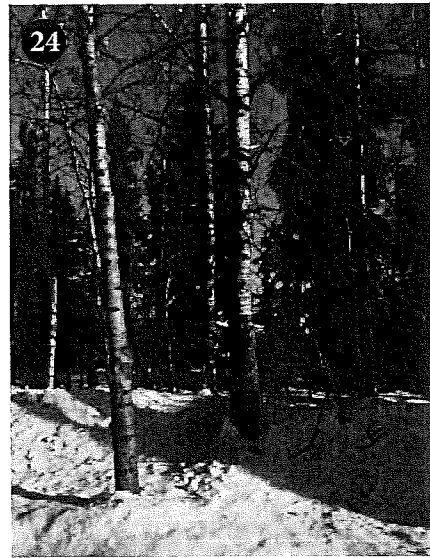
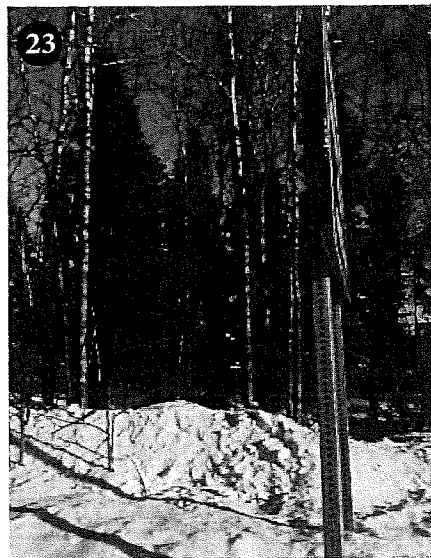
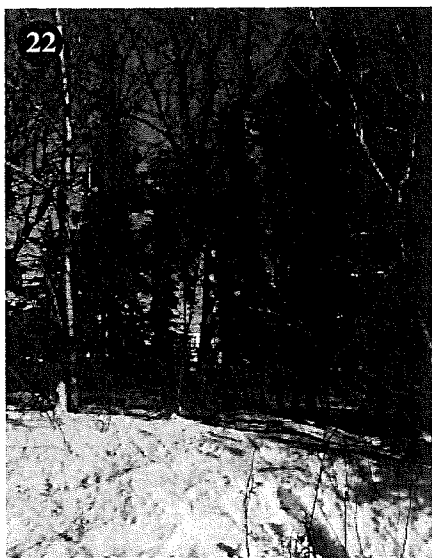
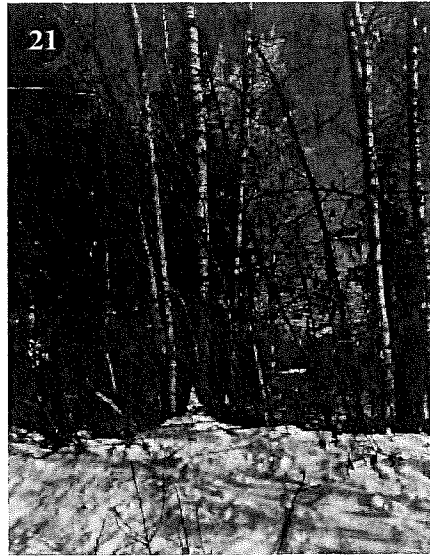
(Along Lake Otis Parkway and Providence Drive)

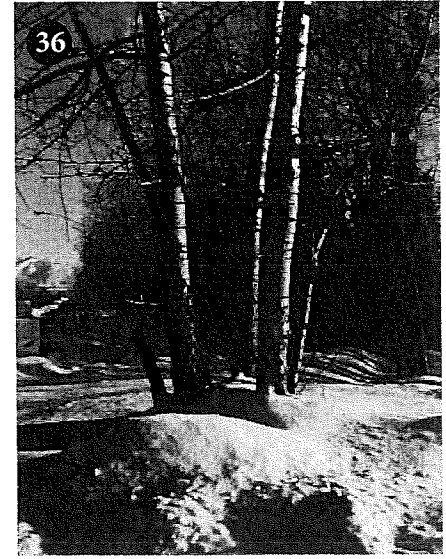
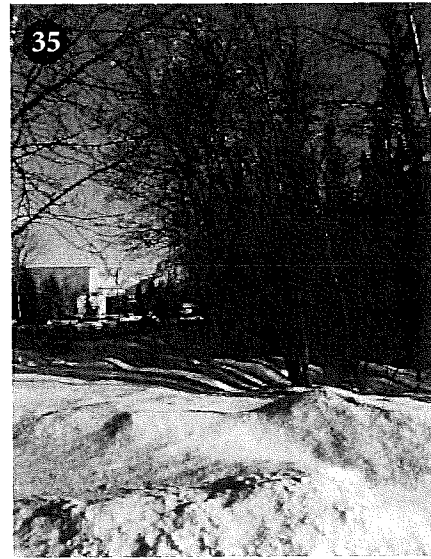
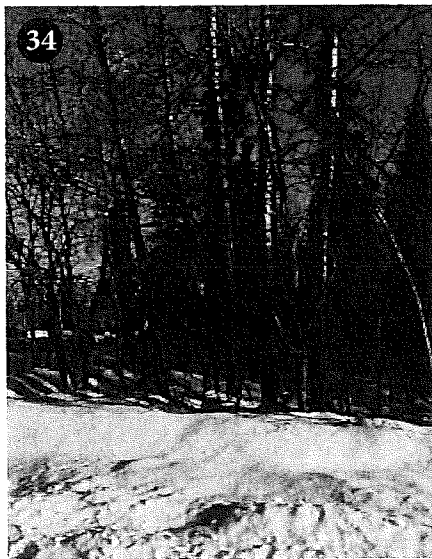
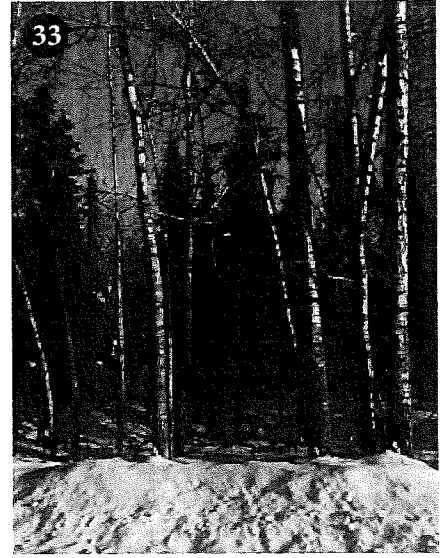
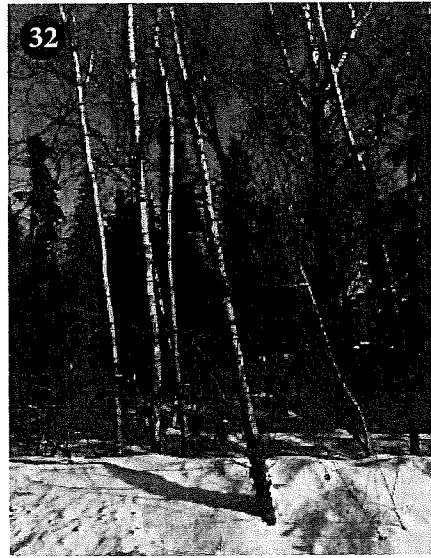
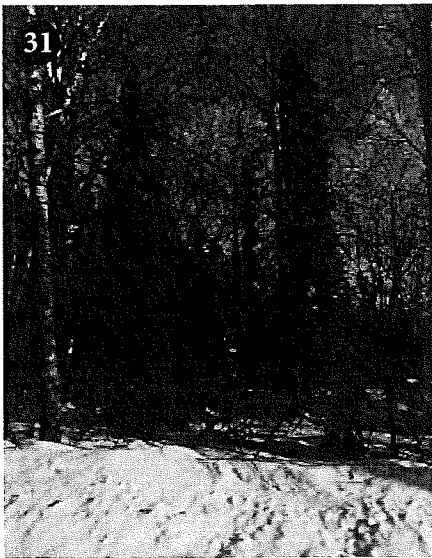
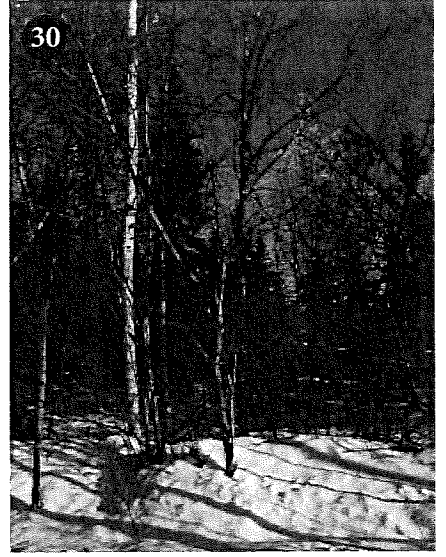
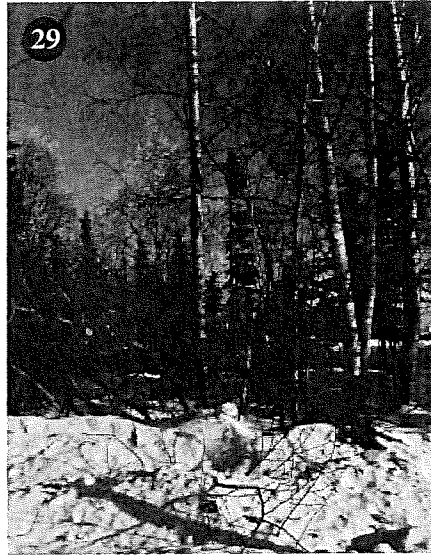
Photos were taken along the west and north of the property in 20 foot intervals starting at E. 38th Ave. and Lake Otis Parkway to Providence Dr. and Laurel St.

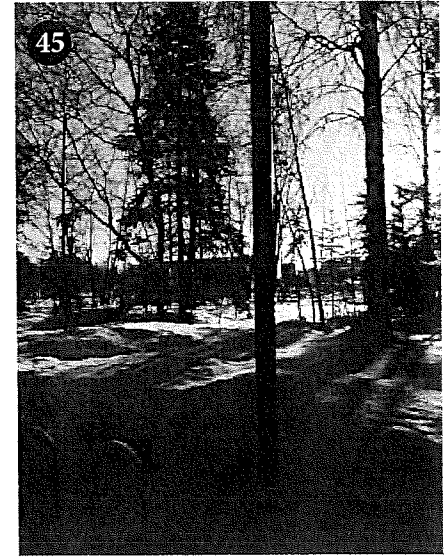
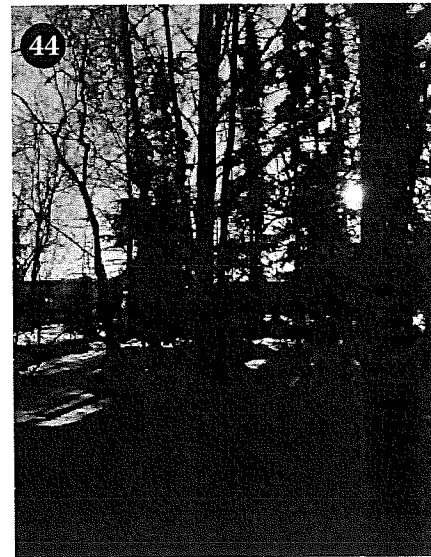
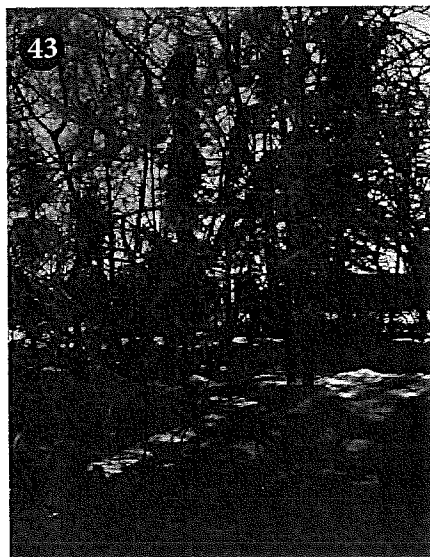
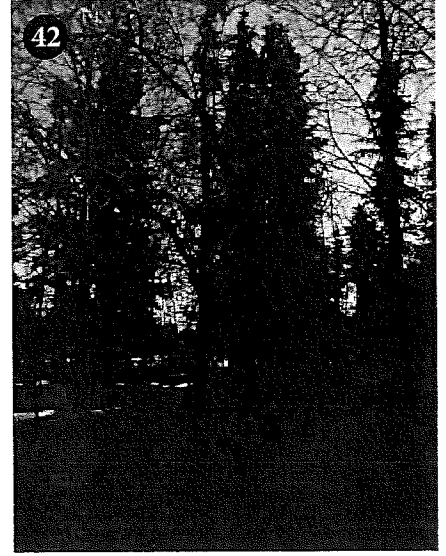
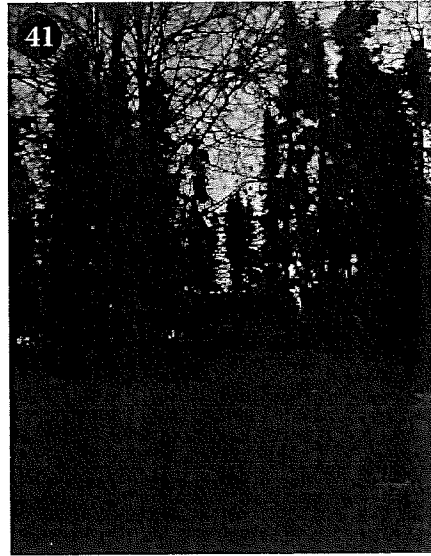
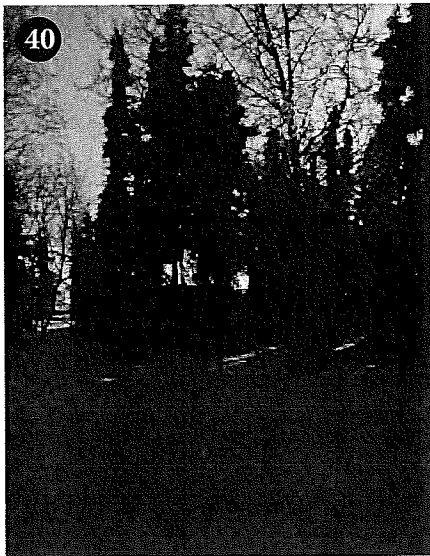
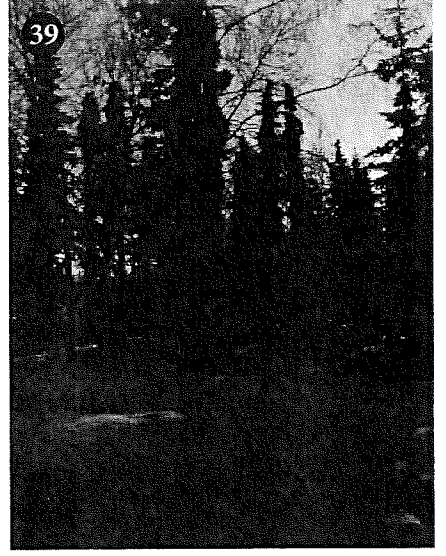
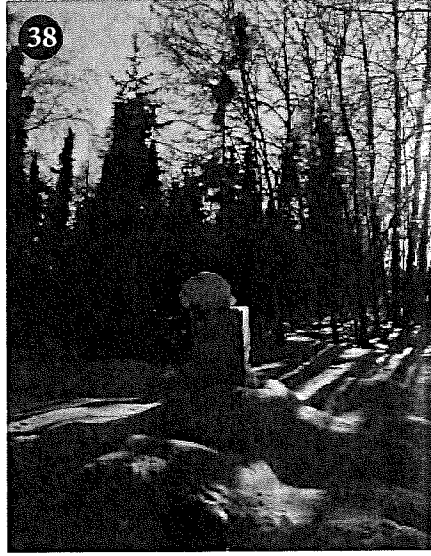
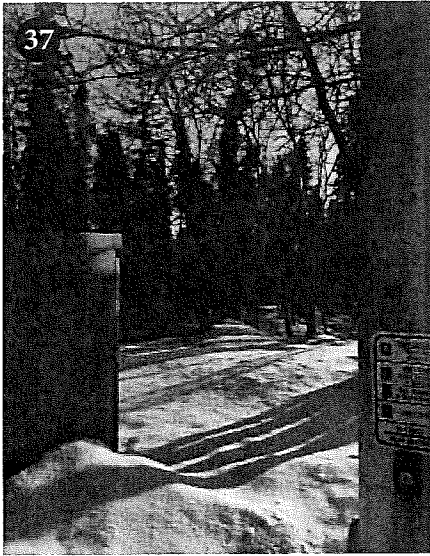


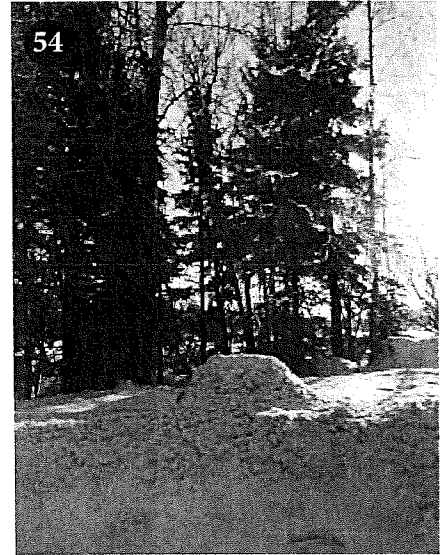
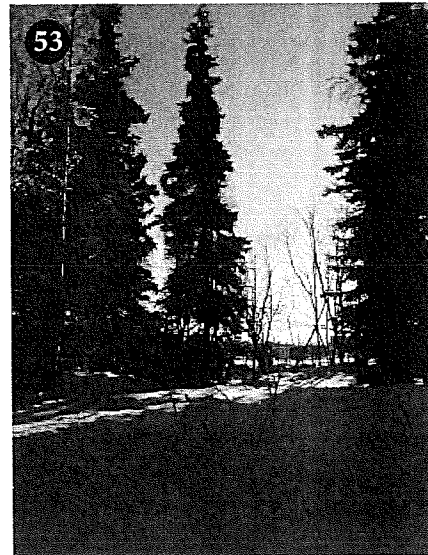
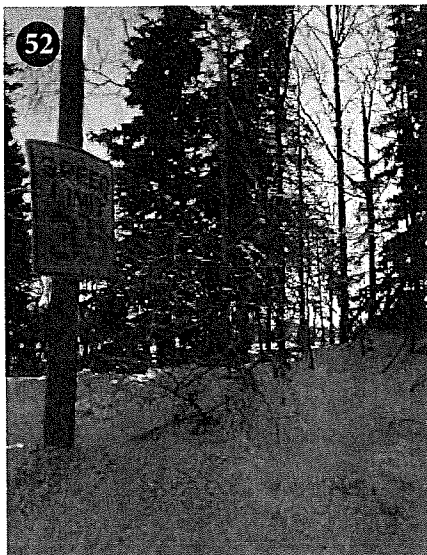
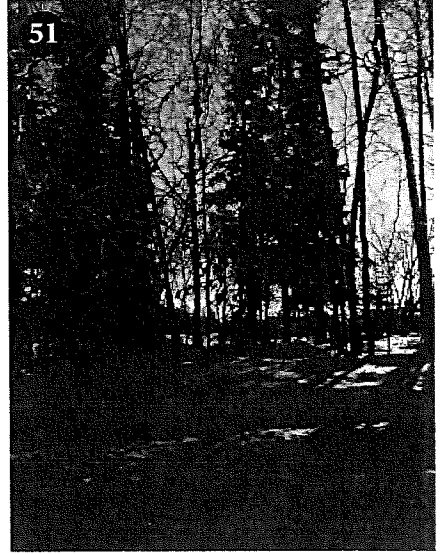
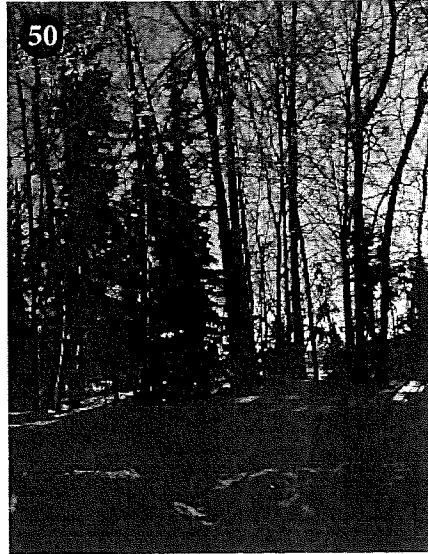
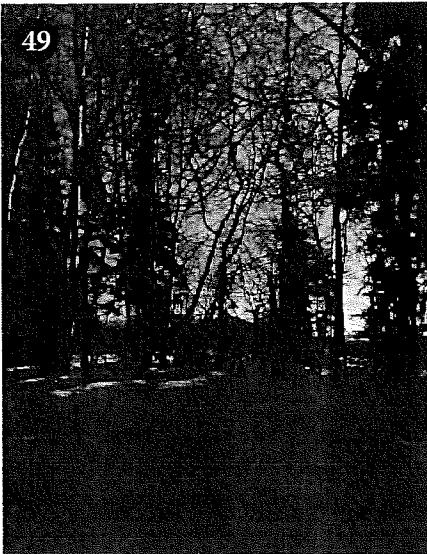
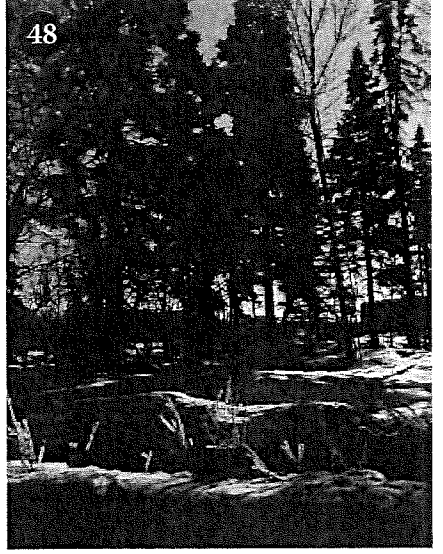
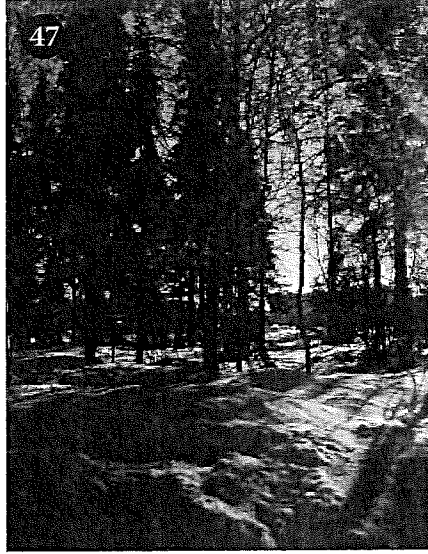


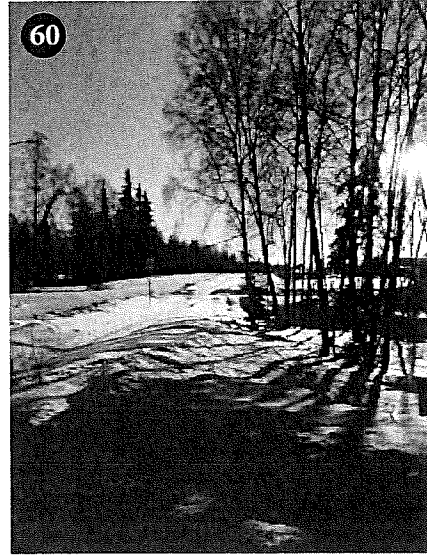
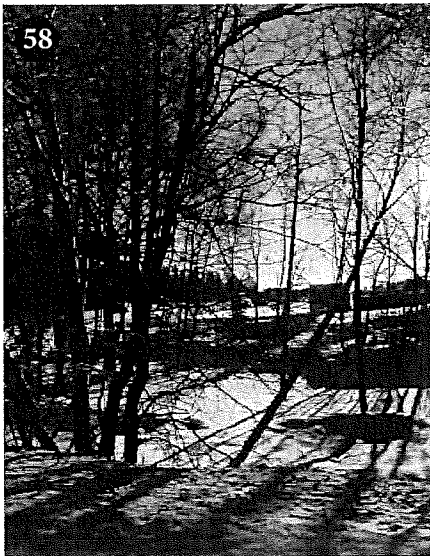
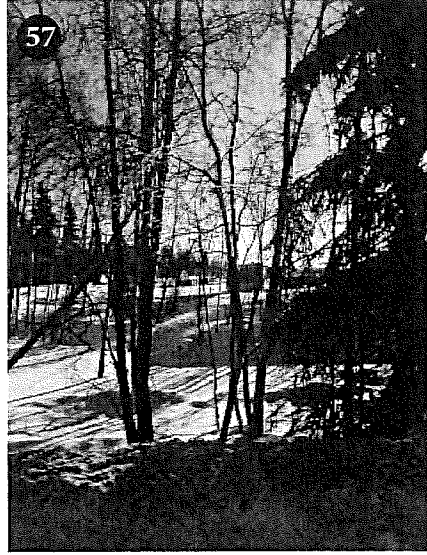
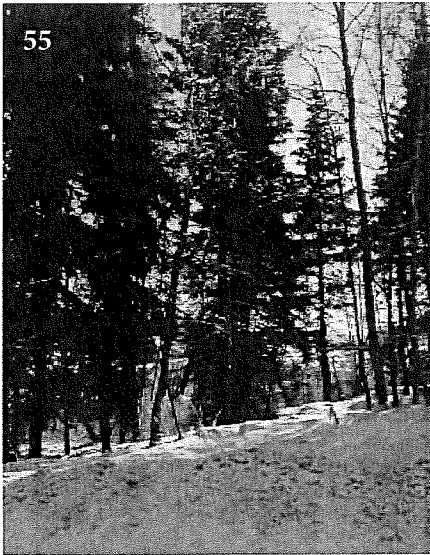












**APPENDIX D:**

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**

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

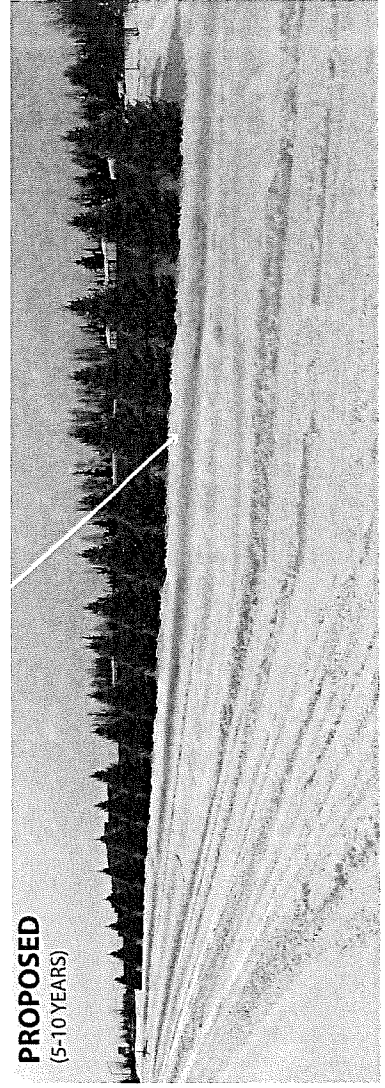
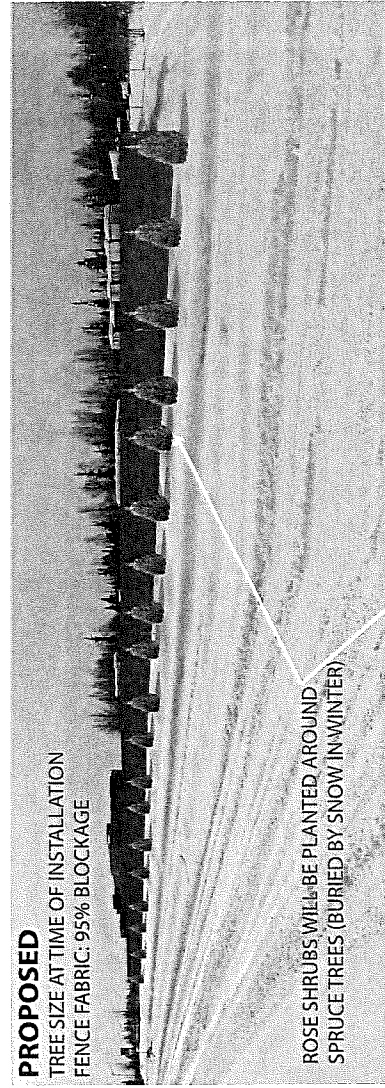
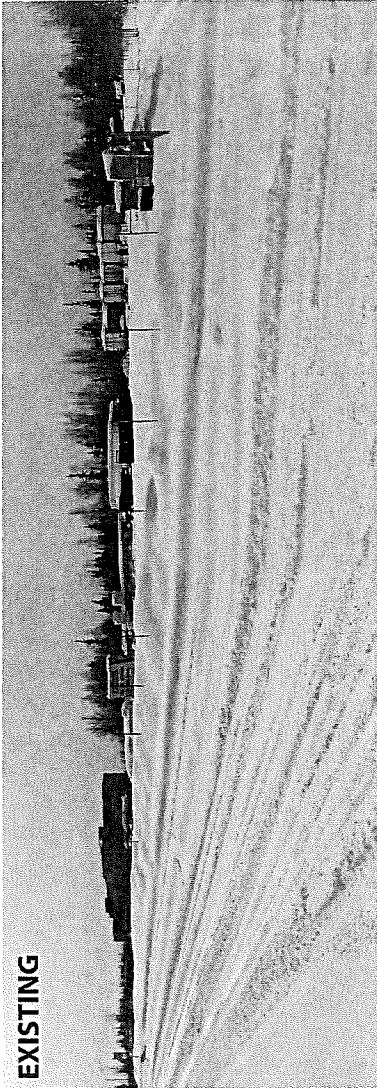
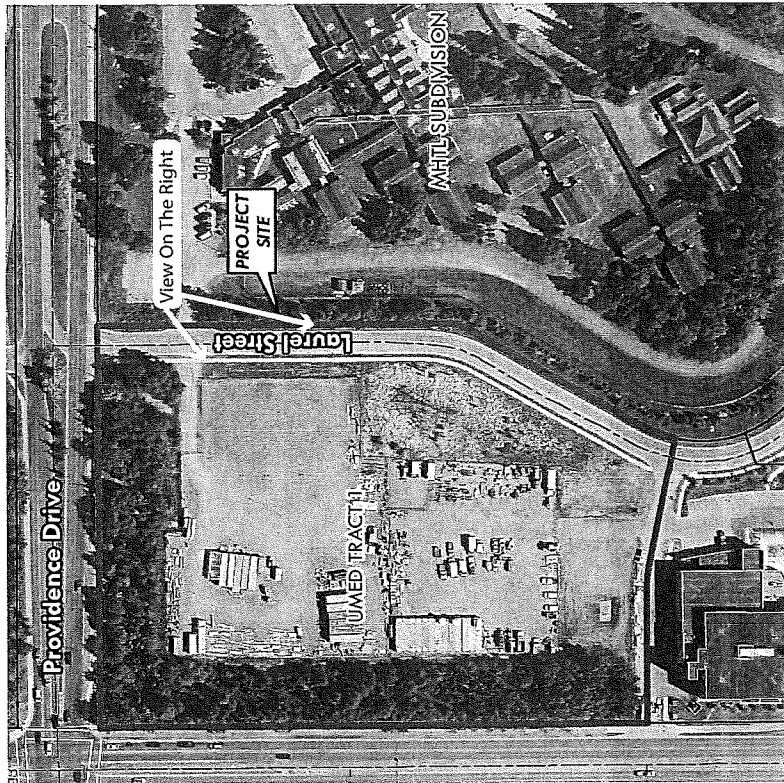
***Signed***

Paul R Stang, Present, UACC

**APPENDIX E:**

Photo Simulation of Proposed Improvements  
& Privacy Screen Cut Sheet

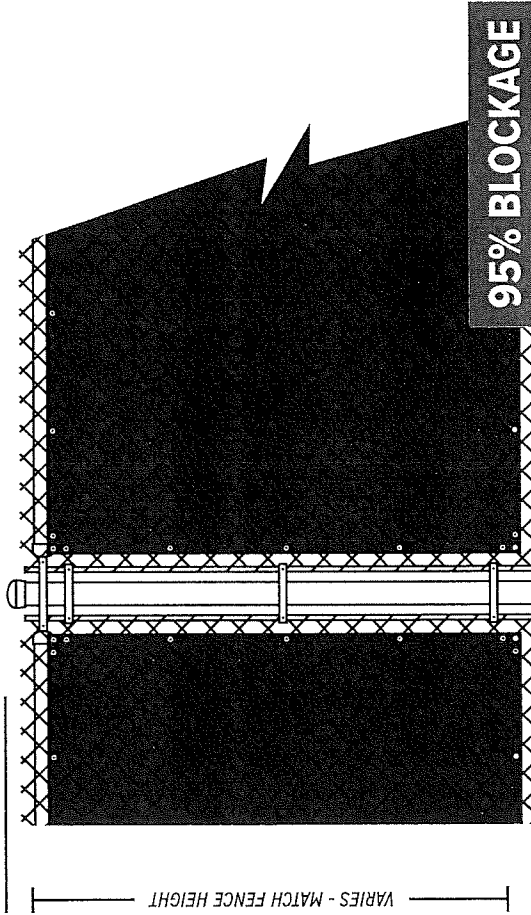
**UAA OUTDOOR STORAGE YARD**



# 750 SERIES

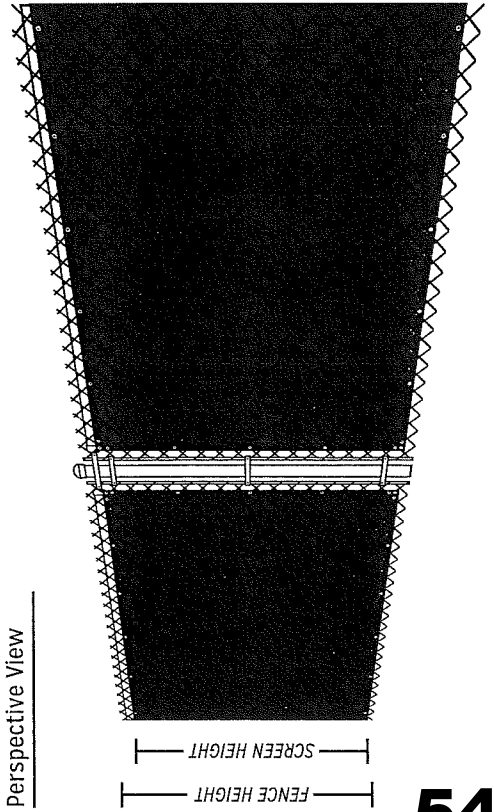
# COMMERCIAL BLOCK - CLOSED MESH POLY

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

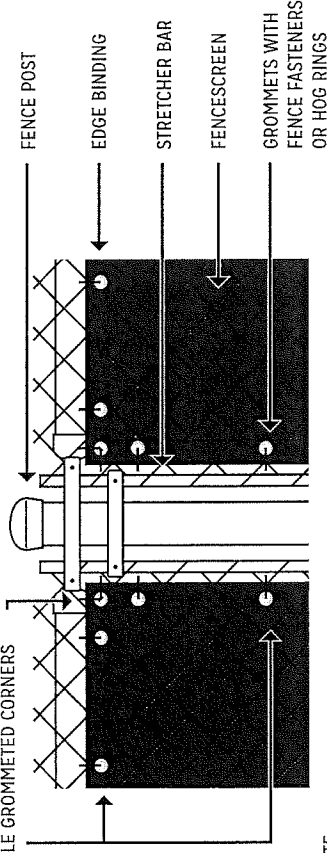
## PROPERTIES

## RESULTS

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

## Attachment Enlargement

ATTACHMENT POINTS EVERY 24"  
TYPE 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

# Reviewing Agency & Public Comments

# Municipality of Anchorage

## MEMORANDUM

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**Date:** May 24, 2017  
**To:** Current Planning Division  
**Cc:** Corliss Kimmel, Office Associate, Current Planning Division  
**From:** Kristine Bunnell, Senior Planner, Long-Range Planning Division  
**Subject:** Case 2017-0077

**RECEIVED**  
MAY 24 2017  
PLANNING DEPARTMENT

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On February 5, 2017 The Long-Range Planning Division submitted comments in support of the rezone for UMED Professional Park Subdivision Tract 1 and Tract 2 (Plat 2004-149). The parcel is approximately 7.1 acres and located at the corner of Lake Otis Parkway and Providence Drive. Long Range Planning had been in discussion with UAA for some time regarding the rezone of this property, which was necessary to meet the mission and uses as outlined in the UAA Master Plan.

The current case is a site plan review to approve the long-term use of this property for storage under the new Title 21. This project is consistent with the 2020 Anchorage Comprehensive Plan and the UMED District Land Use Plan map found on page 67 of the UMED District Plan. The project is also consistent to vision and goals adopted in the UMED District Plan. The primary vision of the *UMED District Plan* is to support the UMED organizations and their mission and goals.

**The Long Range Planning Division is in support of this action.**

Applicable *Anchorage Bowl – Anchorage 2020 Comprehensive Plan* policies:

**Policy #6:** Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.

**Policy #23:** Major Employment Centers....exist at University and Medical areas...

**Policy #43:** Plans are subject to site plan review.

Applicable *UMED District Plan* Vision and Goals:

**Vision Element: Supporting Organizational Missions - Goal #1:** Identify a comprehensive land use strategy for the entire District to allow for institutional growth and ancillary uses.

Consideration of new land use designations in key locations that allow for institutional growth in support of organizational missions support this goal.

**Vision Element: Economic Sustainability – Goal #1:** Support reinvestment in commercial and residential areas that reinforce a sense of place and sustains the financial requirements of the property owners.

This project will allow UAA to continue using this property at its current use and redevelop consistent with the UMED District Plan and UAA Master Plan in support of future economic and educational demands require. In light of the current downturn this project will save UAA limited capital funding and allow the campus to continue to operate and maintain its facilities in a cost-effective, expedient manners. Additionally, construction materials, construction traffic will be concentrated in one convenient area. This will allow UAA to better use and protect campus lands including the Chester Creek watershed areas located on the north side of the campus.

### **Land Use Designation**

The UMED District collectively functions as a major activity and employment center with some residential integration on the fringes of the district. Facilities will relate positively to the surrounding street, natural areas, and trail networks.

Locational Criteria: District designated areas are located south of Northern Lights Boulevard, north of Tudor Road, east of Lake Otis Parkway, and west of the ML&P power line. This property is served by transit and connects to the trail system within and outside of the campus area through a system of sidewalks.

### **Summary**

No change in the UMED District Land Use Plan Map is required for this action. The project is consistent with the UMED District Land Use Plan Map as adopted in March 2016. The project will continue to enhance the project site by additional landscaping and other improvements required by the new Title 21.

### **Recommendation**

Long-Range Planning supports the project as submitted and recommends approval of the site plan.

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Private Development Section

Private Development Section

*Mayor Ethan Berkowitz*

**RECEIVED**

MAY 22 2017

## MEMORANDUM

Comments to Urban Design Commission Applications/<sup>PLANNING DEPARTMENT</sup>Petitions

**DATE:** May 22, 2017  
**TO:** Dave Whitfield, Acting Planning Section Supervisor  
**FROM:** Brandon Telford, Plan Review Engineer  
**SUBJECT:** Comments for Urban Design Commission Public Hearing: June 14, 2017

**Case 2017-0069** – Major Site Plan Review for outdoor storage as an accessory use in the I-1SL Light Industrial District with Special Limitations

### Department Recommendations:

The Private Development Section has no comment on the Site Plan.

**Case 2017-0077** – Major Site Plan Review for outdoor storage yard (as a principal use) located on the University of Alaska Campus

### Department Recommendations:

The Private Development Section has no comment on the Site Plan.



# MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



**RECEIVED**

Date: May 16, 2017

To: Department of Planning, Zoning and Platting Division

Thru: *DAF* DeeAnn Fetko, Deputy Director, DHHS

From: *SG* Shelley Griffith, EHS Program Manager, DHHS

Subject: Comments Regarding CUP 2017-0077, UAA, Major Site Plan Review for outdoor storage yard (as a principal use) located on the University of Alaska Campus

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MAY 19 2017

PLANNING DEPARTMENT

No Comment.

CC: Clara Park, Sr. Office Associate  
Janine Nesheim, Environmental Health Specialist – Plan Review  
Shannon Kuhn, HHS, Public Information Officer



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** May 17, 2017

**To:** Dave Whitfield

**FROM:** Kyle Cunningham

**SUBJECT:** Comments from Watershed Management Services.

**RECEIVED**

MAY 17 2017

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the June 14, 2017 Urban Design Commission hearing.

2017-0077 U-MED Professional Park Subdivision, Tract 1 (Plat 2004-149);

- WMS has no comments regarding this case.

# MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.  
Development Services Division

Building Safety

**RECEIVED**

MAY 12 2017

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Miscellaneous Planning and Zoning Applications

**DATE:** May 12, 2017

**TO:** Dave Whitfield, Acting Manager, Current Planning

**FROM:** Ron Wilde, P.E  
Structural Plan Reviewer  
Building Safety  
343-8371

**SUBJECT:** Comments for Case 2017-0077  
Major Site Plan Review for an outdoor storage yard  
UAA

No Comment.

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Addressing  
Addressing email: [addressing@muni.org](mailto:addressing@muni.org)

Fax: 907 249-7868

*Mayor Ethan Berkowitz*

**RECEIVED**

May 11, 2017

MAY 11 2017

PLANNING DEPARTMENT

Case No. 2017-0077, Major Site Plan Review, UAA, 3660 Laurel St

No comments

Karleen Wilson  
Addressing Official

Thanks,



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION OF PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521  
Web site: dot.state.ak.us

May 10, 2017

David Whitfield, Senior Planner  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**RECEIVED**

**MAY 10 2017**

**PLANNING DEPARTMENT**

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has no comments on the following zoning cases:

- 2017-0069: 1001 Northway Drive
- 2017-0077: 3660 Laurel Street

The DOT&PF Central Region Platting Review Board has a comment on the following zoning case:

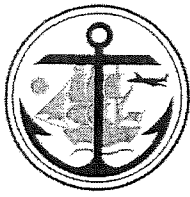
- 2017-0068: Mountain View Development Subdivision, Tract 1A-1, Fragment Lot 1
  - No direct access to the Glenn Highway will be granted.

Sincerely,

James Starzec  
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF  
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

*"Keep Alaska Moving through service and infrastructure."*



# MUNICIPALITY OF ANCHORAGE

Traffic Department



## MEMORANDUM

RECEIVED

DATE: May 9, 2017  
MAY 09 2017

TO: Current Planning Division Supervisor.  
Planning Department  
PLANNING DEPARTMENT

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2017-0077 Major Site Plan Review for outdoor storage yard ( as a principal use) Located on University of Alaska Campus**

Traffic has no comments on the information shown on the site plans.



# MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

**DATE:** May 3, 2017  
**TO:** Planning Division, Current Planning Section  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor  
**FROM:** Frank Kelly, Acting Plan Reviewer  
**SUBJ:** Comments on Urban Design Commission, Public Hearing for June 14, 2017.

**RECEIVED**

**MAY 03 2017**

**PLANNING DEPARTMENT**

Right of Way Section has reviewed the following case due May 17, 2017.

**2017-0077 U-MED Professional Park subdivision, Tract 1, grid SW1734.  
(Major Site Plan Review for an outdoor storage yard as principal use)**

Right of Way Section has no objections to the requested action.  
Review time 30 minutes.

# MEMORANDUM

RECEIVED

MAY 02 2017

DATE: May 2, 2017

PLANNING DEPARTMENT

TO: Dave Whitfield, Acting Current Planning Manager, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Plats to be heard June 14, 2017

Comments due May 17, 2017

AWWU has reviewed the materials and has the following comments.

**2017-0069 NORTHWAY BUSINESS PARK A J DIMOND TRACT, NORTHWAY BUSINESS PARK E L (BOB) BARTLETT, NORTHWAY BUSINESS PARK COUNT BARANOV TRACT , Major Site Plan Review for outdoor storage as an accessory use in the I-1SL Light Industrial District with Special Limitations, Grid SW1335**

1. AWWU water and sewer are available to this parcel.
2. AWWU has no objection to this site plan review.

**2017-0077 U-MED PROFESSIONAL PARK TR 1, Major Site Plan Review for an outdoor storage yard (as a principal use) located on the University of Alaska Campus, Grid SW1734**

1. AWWU water and sewer are available to this parcel.
2. AWWU has no objection to this site plan review.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to [paul.hatcher@awwu.biz](mailto:paul.hatcher@awwu.biz)



# Affidavit of Posting



# AFFIDAVIT OF POSTING

CASE NUMBER: 2017-0077

I, ZACHARY RICKETS /DOWL hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for MSPR. The notice was posted on 5/17/2017 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 17<sup>TH</sup> day of MAY, 2017.

Signature Zachary Ricketts /DOWL

## LEGAL DESCRIPTION

Tract or Lot: TRACT 1

Block: \_\_\_\_\_

Subdivision: U-MED PROFESSIONAL PARK SUBDIVISION



