

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW**

DATE June 19, 2017

CASE NO: 2017-0068

APPLICANT: Municipality of Anchorage HLB/AWWU

REPRESENTATIVE: N/A

REQUEST: Administrative Site Plan Review for a Pressure Reducing Valve Vault

LOCATION: Mountain View Development Subdivision, Tr 1A-1 Fragment Lot 1

COMMUNITY COUNCILS: Mountain View

TAX NUMBER: 004-082-32-00

GRID: SW1235

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 4.54 acres

Vegetation: Grass and trees

Zoning: B-3 SL (General business) with special limitations

Topography: Flat

Existing Use: Vacant

Utilities: Water and Sewer

COMPREHENSIVE PLAN

Classification: Commercial – Anchorage 2020 Comprehensive Plan

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-1 Light Industrial	B-3 General Business	I-1 Light Industrial	I-1 Light Industrial
Land Use:	MOA property	Bass Pro Shop	Northway Mall	Auto Sales

PROPOSAL

Anchorage Water and Wastewater (AWWU) is requesting administrative site plan approval to build a new facility for a pressure reducing valve and associated building to service the existing water transmission main. The facility will be within an 800 square foot utility building that will be built on the south side of Fragment lot 1 which is managed by Heritage Land Bank.

AGENCY AND PUBLIC COMMENTS

The MOA agencies had either no comment or no objection to the site plan. No responses were received from the public.

FINDINGS

AMC 21.03.180F. Approval Criteria. An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of the following criteria:

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;**

The standard is met.

The proposed site plan is located on Fragment Lot 1 of Tract 1A-1. The proposed 20 foot wide gate and access driveway will remove three parking spaces on this site and will not change the current or intended use of this property. The proposed building is outside of the delineated wetlands boundary. The petitioner will need to record a suitable commercial tract plat that provides a parking count and the updated site plan to reflect the project.

- 2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, Zoning Districts, chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards;**

The standard is partially met.

The site plan complies with the B-3 purpose statements in chapter 21.04. The use regulations require administrative site plan approval, in accordance with subsection 21.05.040J.3, which is satisfied with this review. The site plan complies with the dimensional standards and measurements in chapter 21.06. The structures proposed with this project meets the applicable minimum setback requirements. The design standards for parking lots and parking lot perimeter landscaping are met, in accordance with the overall site design meeting sections:

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

3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and

The standard is met. The proposed site plan will not create adverse impacts on the surrounding uses which are commercial retail and wetland delineated boundary area.

The proposed structure is outside of the Type "C" wetlands boundary as shown on plat 2016-99.

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

The standard is met.

The site plan is consistent with the following policies of the comprehensive plan:

- Policy 80 Utilities shall be located and designed with regard for environment, reliability, visual impacts, and cost.
- Policy 7 Avoid Incompatible Uses Adjoining One Another;
- Policy 50 Healthy, Mature Trees And Forested Areas Shall Be Retained; and
- Policy 63 Natural Open Space Protection.
- Policy #44- Design and build public improvements for long-term use.

DEPARTMENT DECISION

The Department APPROVES the Site Plan, subject to the following conditions:

1. Record a suitable Commercial Tract Plat according to AMC 21.03.200E.
2. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Division.

Chrysler Vault Relocation; prepared by: AWWU; sheets F1.00, dated March 2017.

Reviewed by:



Hal H. Hart, AICP
Director

Prepared by:



Shawn Odell
Senior Planner