

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

DATE September 14, 2018
CASE NO: 2018-0092
APPLICANT: Municipality of Anchorage Parks and Recreation / Josh Durand
REPRESENTATIVE: R&M Consultants, Inc. / Nicole Knox
REQUEST: Administrative Site Plan Review for Parking Lot Improvements at the Jodhpur Trailhead
APPLICABLE ZONING CODE: AMC Title 21 Land Use Planning
LOCATION: Kincaid Park, Jodhpur Trailhead, 8200 Jodhpur Street
COMMUNITY COUNCILS: Sand Lake
TAX NUMBER: 011-181-01
GRID: SW2221

SITE

Area: 17.85 acres
Vegetation: Mostly natural vegetation
Zoning: PLI (Public Lands & Institutions)
Topography: Hilly Terrain
Existing Use: Vacant Land with Ski & Hiking Trails
Utilities: none

COMPREHENSIVE PLAN

Classification: Park or Natural Area – Anchorage 2040 Land Use Plan Map

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	R-1A	PLI	PLI
	Public Lands and Institutions	Single-Family Residential	Public Lands and Institutions	Public Lands and Institutions
Land Use:	MOA - Kincaid Park	Single family residential development	MOA – Kincaid Park	MOA - Kincaid Park

PROPOSAL

The petitioner is requesting administrative site plan approval to pave the existing gravel parking lot, install curbed parking aisle end islands with landscaping, repave the deteriorated access driveway from Jodhpur Street to the parking lot, provide an improved host camper area, and replace the existing access drive and parking lot lighting with new LED lighting. The trailheads at the parking lot will be reconfigured for better user wayfinding and information.

RECOMMENDATION

The Planning Department recommends approval with conditions

AGENCY AND PUBLIC COMMENTS

The MOA Traffic Department recommends approval of the site plan as submitted.

MOA Addressing official indicates the project will require a proper address posting at the entrance of the parking lot.

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 at 8200 Jodhpur Street. This site is classified as a "Natural Resource Area" in the *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan*, a Park or Natural Area in the *Anchorage 2040 Land Use Plan Map* and Parks and Natural Resource Area in the *West Anchorage District Plan*. The proposed parking lot improvements will not change the current or intended use of this site.

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

The standard is met.

The proposed improvements to the parking lot, access, lighting and trailheads will encourage greater public use of the park area and is in accordance with AMC 21.04.060E.1. "The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities."

A "Park, public, or private" is a permitted use in the PLI zoning district and is in accordance with AMC 21.05.010E TABLE OF ALLOWED USES. The parking lot is a permitted accessory use to the principle park use.

The total proposed area of parking lot and road repaving is 39,967 square feet and is less than one acre of disturbed area. The cost estimates for this project are less than \$500,000, therefore, this plan is being reviewed in accordance with AMC 21.05.040G.2.b.ii(D). Additional rehabilitation work will be performed on the existing trailheads to provide better access for park users.

There are no structures proposed with this site plan, nor are there any encroachments into required setbacks. This plan is in accordance with AMC 21.06.020C Table of Dimensional Standards: Other Districts.

Parking lot perimeter landscaping outlined in AMC Table 21.07-1: Landscaping Specifications require 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping. The natural vegetation on this site more than meets the landscaping requirement of AMC Table: 21.07-1.

Parking lot interior landscaping outlined in AMC 21.07.080E.2.c.i.(A) requires a parking lot with between 40 and 100 parking spaces to have at least 5% of the parking lot to be devoted to landscaping. The submitted site plan includes a total of 1,553 square feet or 5.3% of the total parking area devoted to landscaping. This is in accordance with AMC 21.07.080E.2.c.i.(A)

The site plan is in accordance with the requirements for "Park and Open Area" outlined in AMC Table 21.07-4: Off-Street Parking Spaces Required, of a minimum of 25 spaces per field.

Per the MOA Traffic Engineer comments the site plan is in accordance with the requirements outlined in AMC Table 21.07-7 Parking Angle, Stall and Aisle Dimensions for 90° parking.

ADA accessible parking requirements outlined in AMC Table 21.07-8: Accessible Parking Spaces require a minimum of 3 accessible spaces, with only one required to be van accessible. This site plan shows a total of 3 ADA accessible parking spaces, with all three being fully accessible with a van. This meets the requirements of AMC Table 21.07-8.

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 site plan proposes improvements to the existing parking lot at the Jodhpur Trailhead in Kincaid Park. The proposed parking lot improvements do not increase the available parking area on the site. The paving and delineation of specific parking spaces and drive aisles will increase safety and maximize the efficiency of the parking area. Parking amenities and trail wayfinding will provide public benefit and better serve park users. No adverse impacts are anticipated as a result of the proposed parking lot improvements

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: #42, #44, #45, #47, #73, and #88.

DEPARTMENT DECISION

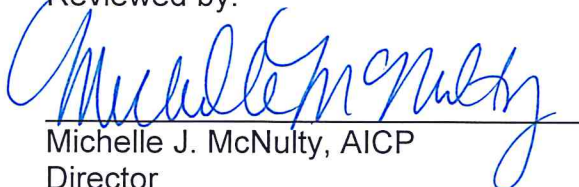
The Department APPROVES the Site Plan, subject to the following conditions:

1. 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.

Kincaid Park Jodhpur Parking Lot Improvements prepared by R&M Consultants, Inc. and RSA Engineering, Inc.; site and grading plan sheet C2 of C4 dated 5/14/2018; Electrical Site Remodel Plan & Load Calc Sheet E3 of E3 dated 6/19/2018; and Landscaping plan by Bettisworth North, sheet L101 and L501 dated 05/02/2018.

2. Provide a detail for the required address posting at the entrance of the parking lot.

Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Sonnet Calhoun
Lead Land Use Reviewer