

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

**DATE:** October 19, 2018

**CASE NO:** 2018-0104

**APPLICANT:** Ship Creek Industrial Complex, LLC

**REPRESENTATIVE:** Ron Thompson, SCOPE

**REQUEST:** Amendment to a previously approved administrative site plan review for a recycling transfer facility to add three additional parcels to be used for recycling drop-off.

**LOCATION:** 229, 501, and 503 East Whitney Road, Anchorage, AK 99501

**COMMUNITY COUNCILS:** Government Hill

**TAX NUMBER(s):** 002-051-35, 002-051-15, 002-051-31, and 002-051-32

**GRID:** SW1131

**RECOMMENDATION SUMMARY:** APPROVAL with Conditions

**SITE INFORMATION:**

Area: ~6.8 acres

Vegetation: Predominantly sparse shrubbery and turf-grass.

Zoning: I-2 (Heavy Industrial) and I-1 (Light Industrial)

Topography: Generally flat with gentle slopes along the southern boundary of the parcel sloping southwest towards Ship Creek

Utilities: Public Water and Sewer

**COMPREHENSIVE PLAN**

*Classification:* “General Industrial” per the 2040 Anchorage Land Use Plan, Land Use Plan Map; “Heavy Industrial” per the 2014 Ship Creek Framework Plan; “Industrial Mixed Use” per the 2013 Government Hill Neighborhood Plan

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-2 Heavy Industrial	I-1 Light Industrial	PC Planned Community District (AO 2006- 46(S))/I-1 Light Industrial	I-2 Heavy Industrial
Land Use:	Alaska Railroad Depot	Mixed Industrial	Ship Creek Overlook Park/Mixed Industrial	Automobile Shipping Company

**PROPOSAL**

The petitioner is requesting an amendment to a previously approved administrative site plan approval for a “Recycling Transfer Facility” to add three additional parcels adjacent to the east, to the area of operations to be used for “Recycling Drop-Off”. The main petition site is located at 229 East Whitney Road, within an I-2 district. The three parcels to the east being added to the area of operations are zoned I-1. “Recycling Transfer Facility” is an allowed use within the I-2 district subject to an administrative site plan review, and “Recycling Drop-Off” is a permitted use within the I-1 district subject to applicable use-specific standards. The proposed facility will accept primarily recyclable metals and construction materials. These materials will be processed for sale and/or shipping.

**AGENCY AND PUBLIC COMMENTS**

See File.

## 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 facility will be located along Whitney Road within the Ship Creek Industrial District. This parcel is classified as "Industrial" in the *2040 Anchorage Land Use Plan*, *2014 Ship Creek Framework Plan*, and the *2013 Government Hill Neighborhood Plan*. Adding the use of "Recycling Drop-Off" to this site is consistent with the current zoning designation of the parcel and its intended use.

- 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 addition of Recycling Drop-Off is consistent with the intent of the I-1 district; and is in compliance with AMC 21.04.050B.1. which states:

*"The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan."*

The intended use of recycling drop-off is permitted by-right within the I-1 district in accordance with AMC 21.05.010E, Table 21.05-1: Table of Allowed Uses. The use-specific standards for Recycling Drop-Off as listed in AMC 21.05.060E.7. are:

**21.05.060E.7.b. Use-Specific Standards**

- i. No recycling drop-off area shall be located in required parking for any other uses on the same lot, required landscaping, or pedestrian facilities.*

This standard is met. The site plan submitted with the application does not show the placement of drop-off containers within prohibited areas.

- ii. Recycling drop-off areas that are on a lot with another principal use such as a school or retail store shall, to the extent reasonably feasible, be placed to the side of the principal structure and/or site, and not abutting the street that provides primary access to the site.*

This standard is not applicable. Recycling drop-off will be the principal use on the additional parcels.

- iii. Recycling drop-offs that are the sole or principal use on a lot, and are not placed on a lot with another principal use such as a school or retail store, shall be fenced. The fencing shall be interior to any landscaping required by section 21.07.080. Recycling drop-offs adjacent to residential districts shall have a screening fence.*

Fencing surrounds the site and each recycling drop-off area in the submitted site plan. However, the type of fencing being installed is not specified. The petitioner shall provide to Planning a revised site plan which specifies the type of fencing used at this site to achieve compliance with this standard.

- iv. If a recycling drop-off area is within 200 feet of a residential district, no collection/pick-up of the accumulated materials shall occur between the hours of 10:00 p.m. and 6:00 a.m.*

This standard is not applicable. The site is not located within 200 feet of a residential district.

- v. *If a recycling drop-off area is within 200 feet of a residential district, and the drop-off includes containers for collecting glass, the area shall be closed between the hours of 10:00 p.m. and 6:00 a.m.*

This standard is not applicable. The site is not located within 200 feet of a residential district.

The site plan is in compliance with AMC 21.06.020B Table of Dimensional Standards: Commercial and Industrial Districts.

In accordance with AMC 21.07.040F *Snow Storage and Disposal*, the petitioner has entered into a snow removal agreement with the Municipality of Anchorage for the main site. However, the new recycling drop-off area will need to be added to this agreement. As a condition of approval, the petitioner shall enter into a snow removal agreement with the Municipality to add the expanded area of operations and rescind the old agreement.

Site perimeter landscaping shall be in accordance with AMC 21.07.080E.1, Table 21.07-2: Minimum Site Perimeter Landscaping – By Abutting District or Street. Whitney Road is classified as a Class IA Collector by the *2014 Official Streets and Highways Plan*. As such, this site shall install visual enhancement landscaping along the southern lot line abutting Whitney Road or establish nonconforming rights for the lack of landscaping. To meet these requirements, the applicant shall provide a landscape plan that is in accordance with AMC 21.07.080E.1.

As stated in AMC 21.07.080E.3., the off-street parking requirement for this use shall be determined by the Director and Traffic Engineer. The submitted site plan shows the development of 15 parking spaces on site. The petitioner shall provide to Planning, parking calculations that have been approved by the Director and Municipal Traffic Engineer to verify that sufficient parking is provided for this use. Additionally, if 15 spaces are to be installed, the petitioner shall establish parking lot perimeter landscaping in accordance with AMC 21.07.080E.2.b.

In accordance with AMC 21.07.090H.8. Vehicular Access and Circulation, the standard is met.

- 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.

This parcel is currently serving multiple light-industrial uses which are not screened along Whitney Road. The change of use to Recycling Drop-Off will require the installation of visual enhancement landscaping installed along Whitney Road. This will help to mitigate visual disruption for traffic and will improve site aesthetics. Additionally, the use-specific standards of Recycling Transfer Facility, located on the main site, requires the installation of both visual enhancement landscaping and an 8-foot sight-obscuring fence. The condition to install this degree of screening on the main site has not been resolved from the previous case 2016-0136.

**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: #7, #26, #43, #53, and #83.

**Additional Considerations**

The application narrative mentions previous approvals that were granted by the Municipality to not install sight-obscuring fencing along the north and south lot lines of the recycling transfer facility, as well as an approval to install sight-obscuring features in lieu of sight-obscuring fencing. Planning staff was unable to locate a document that granted approval for these variances. As a condition of approval, the petitioner shall submit these documents to Planning, or obtain the necessary variance(s) in accordance with the procedures of AMC 21.03.240.

**DEPARTMENT DECISION**

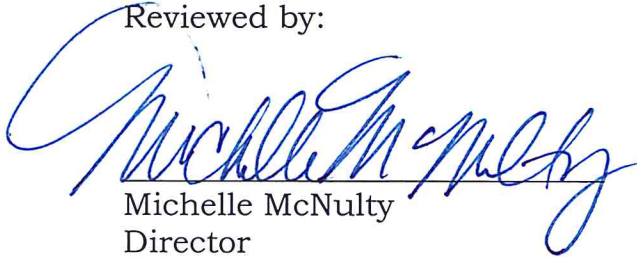
The Department APPROVES the amendment to add three parcels adjacent to the east of the area of operations to be used for recycling drop-off, subject to the following conditions:

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 Department, unless otherwise amended to satisfy the approval conditions.

CEI Recycling Transfer Facility, Site Layout Plan - Sheet C3.0, dated 8/29/2018; drawn by Big City Engineers

2. Provide to Planning, a revised site plan and fencing detail specifying the type of fencing used in the site plan to achieve compliance with the standards of 21.05.060E.7.b.iii.
3. Enter into a snow management agreement with the Municipality to add the additional three parcels to the area of operations, and rescind the existing agreement.
4. Provide to Planning, previous approvals granted to not install fencing along the north and south lot lines of the recycling transfer facility and the approval for sight obscuring features in lieu of sight-obscuring fencing. If the petitioner is unable to produce these documents, they shall be required to obtain the necessary variance(s) in accordance with AMC 21.03.240.
5. Resolve the outstanding conditions of the original approval, Case 2016-0136. The area affected by these conditions is expanded with the approval of this amendment and shall apply to both the recycling transfer facility and recycling drop-off area:
  - a. Establish nonconforming rights for the lack of site perimeter landscaping or submit to Planning a landscape plan demonstrating compliance with AMC 21.07.080E.1. and install approved landscaping.
  - b. Resolve with WMS the need to create a site storm water plan to address pollutants in storm water and industrial process water runoff. The pollutants of concern are metals, hydrocarbons, sediment and particulates.
  - c. Resolve with the Traffic Engineering Department, the need to install sidewalks along Whitney Road in accordance with AMC 21.07.060E.2.b.
  - d. Resolve with the Planning Director and Traffic Engineer, the parking lot layout, design, and illumination. If it is determined that ten or more parking spaces are needed, the petitioner shall establish parking lot perimeter landscaping in accordance with AMC 21.07.080E.2.b.
  - e. Resolve with the Department of Health and Human Services the need to create a Dust Control Plan and a Noise Abatement Plan.

Reviewed by:



Michelle McNulty  
Director

Prepared by:



Ryan Yelle  
Senior Planner