

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

DATE	March 15, 2019
CASE NO:	2019-0023
APPLICANT:	Municipality of Anchorage, Parks and Recreation Department
REPRESENTATIVE:	The Boutet Company / Ryan Redick
REQUEST:	Administrative Site Plan Review for reconstruction of Jewel Lake Park playground and drainage swale.
APPLICABLE ZONING CODE:	AMC Title 21 Land Use Planning
LOCATION:	4342 W. 88 th Avenue, Anchorage, Alaska; Generally located south of West 88 th Avenue, west of Gloralee Street, north of West Dimond Boulevard and east of Emerald Street
COMMUNITY COUNCILS:	Sand Lake
TAX NUMBER:	011-213-28-000
GRID:	SW2325
SITE	
Area:	1.34 acres
Vegetation:	Parking lot perimeter and interior landscaping, grass, and waterfront beach area
Zoning:	PLI (Public Lands & Institutions) District
Topography:	Generally sloping to the west
Existing Use:	Waterfront recreation area with playground and parking
Utilities:	Private Water
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-2A	R-2A	PLI
	Public Lands and Institutions	Two-Family Residential (Larger Lot)	Two-Family Residential (Larger Lot)	Public Lands and Institutions
Land Use:	MOA - Jewel Lake Park	Residential Development	Residential Development	MOA - Jewel Lake

PROPOSAL

The petitioner is requesting administrative site plan approval to renovate the playground, add new play equipment, and reconstruct approximately 120 linear feet of drainage swale to maintain existing drainage patterns at Jewel Lake Park. The disturbance on the site will be about 10,000 square feet.

RECOMMENDATION

The Planning Department recommends approval with conditions.

AGENCY AND PUBLIC COMMENTS

Municipality of Anchorage, Watershed Management Services provides an advisory comment:

The area marked as "Existing Raingarden" on the plan sheet has been recently reconstructed, and while still planted with vegetation, no longer functions as a rain garden or stormwater detention area due to the lack of depressional surface storage for stormwater runoff.

The MOA Traffic Department recommends approval of the site plan with the following comment:

Drawings indicate no proposed work to existing parking lot as part of the upgrade of equipment. Review of aerial and street imagery show that there may not be an adequate number of accessible spaces. This project is upgrading play structures to include inclusive equipment.

Verify the number and location of required accessible parking spaces based on the number of parking spaces provided per table 21.07-8 and provide proper signage and markings per 21.07.090J. Existing locations appeared to not be located along the shortest route or properly signed and striped.

The Municipality of Anchorage, Addressing Official requested the applicant to provide an address posting location and a sample address sign.

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 is located at 4342 West 88th Avenue. This site is classified as 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 playground and drainage swale 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 playground and drainage swale are in accordance with AMC 21.04.060E.1. which states; "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 total proposed area of disturbance for the playground renovations and drainage swale improvements is 10,000 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).

The proposed playground equipment meets all the required setbacks from property lines. This plan is in accordance with AMC 21.06.020C Table of Dimensional Standards: Other Districts.

The natural vegetation on this site meets the landscaping requirements of AMC Table: 21.07-1.

No parking calculations or parking site plan was provided for this review. There are no changes proposed to the parking area or the use of the site, however, a requested condition of approval is for a parking plan to be provided to verify that adequate accessible parking area spaces and signage are provided for the site as required in AMC 21.07.090J.

- 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 play area and drainage at Jewel Lake Park. The proposed improvements do not change the available parking area on the site. The proposed improvements will provide an inclusive playground to better serve park users. No adverse impacts are anticipated as a result of the proposed 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:

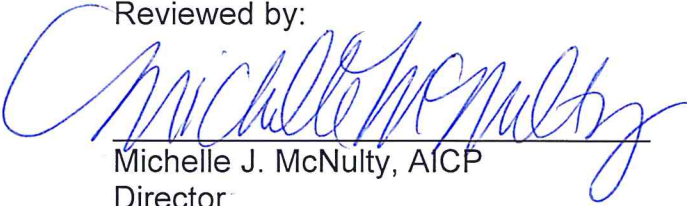
1. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Division as follows:

2019 Jewel Lake Park Playground Improvements plan prepared by The Boutet Company including demolition plan sheet J4; site plan sheet J5; Playground Equipment Footing Locations sheet J6; Grading and Drainage Plan sheet J7; Cross Sections sheet J8; and Details sheet J9, all dated 12/13/18.

2. Resolve details for the location and signage for the required address posting with the Addressing Official.

3. Provide a parking plan showing all parking spaces and the required ADA spaces for review and approval by the MOA Traffic Engineer.

Reviewed by:



Michelle J. McNulty, AICP
Director

Prepared by:



Sonnet Calhoun
Lead Land Use Reviewer