

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

DATE February 28, 2020

CASE NO: 2020-0025

APPLICANT: Municipality of Anchorage Parks and Recreation
Department/Steve Rafuse

REPRESENTATIVE: N/A

REQUEST: Administrative Site Plan Review for Frontierland Park
Playground and ADA Upgrades

LOCATION: Frontierland Park, 538 West 10th Avenue

COMMUNITY COUNCILS: South Addition, Downtown

TAX NUMBER: 002-143-22-000 & 002-142-23-000

GRID: SW1330

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 2.01 acres

Vegetation: Primarily Turf-grass throughout the interior of site,
with some deciduous trees along the eastern
property boundary.

Zoning: R-2M Mixed Residential District

Topography: Flat

Existing Use: Park & Playground

Utilities: Electrical, Water, Sewer

COMPREHENSIVE PLAN

*Classification: Parks or Natural Area – Anchorage 2040 Land Use
Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI-p	R-2M	R-2M	R-2M
Land Use:	MOA Park	Multifamily Residential	Multifamily Residential	Multifamily Residential, Religious Assembly

PROPOSAL

The petitioner is requesting administrative site plan approval for playground equipment replacement and ADA accessibility upgrades to the existing Frontierland Park.

AGENCY AND PUBLIC COMMENTS

The MOA Traffic Engineering Department had some concern over the landscape plan and the sight distance triangles for E Street and West 10th Avenue, which will be resolved by the applicant. No public comments were received.

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 538 West 10th Avenue, South Addition Subdivision Block 19 Lots 1 & 2. This property is also designated as Parks or Natural Area in the Anchorage 2040 Land Use Plan. The proposed upgrades on this site will not change the current or intended use of this property.

- 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 not met, but can be met.

The proposed upgrades to this existing park will encourage public use and furthers the intent of the R-2M district, supporting neighboring residential and commercial uses, and is in accordance with AMC 21.04.020F.

Parks are a permitted use subject to an administrative site plan review in the R-2M district and is in accordance with 21.05.040G.2.

The proposed upgrades comply with dimensional standards per table 21.06-1, *Table of Dimensional Standards*, as follows:

Front setback: 20 feet
Side setback: 5 feet
Rear setback: 10 feet
Height: 30 feet

There are existing pedestrian amenities along West 10th Avenue and E Street, and the proposed upgrades include enhanced site circulation and walkways which are in accordance with AMC 21.07.060F.

The proposed four-foot (4') tall fence provides protection from West 10th Avenue and E Street while maintaining views into the park and is in accordance with AMC 21.07.080H.

L1 visual enhancement landscaping is required along E Street, classified as a neighborhood collector in the *Official Streets and Highways Plan*. A condition of approval is to provide a revised landscaping plan in accordance with AMC 21.07.080.

Parking is not required per AMC 21.07.090E; however, off-street parking is provided on both West 10th Avenue and E Street.

Site lighting is not required per AMC 21.07.100, but various types of site lighting are proposed.

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 equipment and ADA upgrades to an existing park and are not anticipated to result in any adverse impacts.

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, #46, #47, #49, 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.

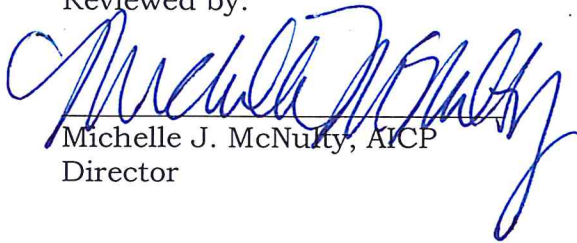
Frontierland Park 2019 Improvements; prepared by: Coffman Engineers, 800 F Street, Anchorage, AK 99501; sheets L1.1 dated 12/01/2019.
2. Resolve with the Traffic Department for approval:
 - a. The possible impact that the proposed landscaping could have on the sight distance triangles for the intersections of E Street and West 10th Avenue.
3. Provide to the Planning Department:
 - a. A stamped landscape plan in accordance with AMC 21.07.080C.2
 - b. A revised landscape plan detailing L1 visual enhancement landscaping along E Street, in accordance with AMC 21.07.080E.
4. A notice of zoning action shall be filed with the State Recorder's Office to include the site plan. Proof of such shall be submitted to the Planning Department.

ADVISORY COMMENT

Prior to the start of construction, a SWPPP is required to be provided to Watershed Management Services for approval.

NOTICE OF APPEAL: This decision is final upon the date of this decision, unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the petition site. If the appeal is filed timely, the Planning and Zoning Commission shall hold a public hearing at its next available meeting.

Reviewed by:



Michelle J. McNulty, AICP
Director

Prepared by:



Karlie Gedig
Associate Planner