

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

DATE August 28, 2020

CASE NO: 2020-0102

APPLICANT: Municipality of Anchorage Parks and Recreation
Department

REPRESENTATIVE: The Boutet Company, Tanya Hickok

REQUEST: Administrative Site Plan Review for University Lake
Park Parking Lot Expansion and Wayfinding
Improvements

LOCATION: 3865 Elmore Road, Anchorage, AK 99508

LEGAL DESCRIPTION: University Lake Subdivision, Tract A (Plat 85-0299)

COMMUNITY COUNCIL: University Area

TAX NUMBER: 005-131-02-000

GRID: SW1736

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 64.16 acres

Vegetation: Primarily mature deciduous and coniferous trees
throughout the site

Zoning: PLI (Public Lands and Institutions) District

Topography: Relatively flat with gradual hills throughout

Existing Use: Park

Utilities: N/A

COMPREHENSIVE PLAN

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

Preservation Open Space- *U-Med District Plan (Update
AO 2012-79)*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	R-1	RO SL/B-3 SL	PLI
Land Use:	Institution (University)	Single Family Residential	Institution (Hospital)	Institution (University)

PROPOSAL

The petitioner is requesting administrative site plan approval for expansion of the accessory parking lot and enhanced wayfinding signage to the existing University Lake Park.

AGENCY AND PUBLIC COMMENTS

No public comments were received. The University Area Community Council did not provide comment.

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 3865 Elmore Road, within University Lake Subdivision, Tract A. This property is designated as Parks or Natural Area in the Anchorage 2040 Land Use Plan, and the proposed upgrades are consistent with the 2017 University Lake Park Master Plan (January 2017). 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 met.

21.04.060E., Zoning Districts

The proposed upgrades to this existing park will encourage public use and furthers the intent of the PLI district and is in accordance with AMC 21.04.060E.

21.05.040G.2., Use Regulations

Parks are a permitted use subject to an administrative site plan review in the PLI district and is in accordance with use-specific standards for parks and open space in AMC 21.05.040G.2.b.ii. Parking lots of less than 50 spaces are also a permitted use in the PLI district and is in accordance with AMC 21.05.050I.2.

21.06.020., Table of Dimensional Standards

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

- Lot area: 6,000 square feet
- Lot width: 50 feet
- Lot coverage: 45%
- Front setback: 25 feet
- Side setback: 25 feet
- Rear setback: 25 feet
- Height: 45 feet

This site is 64.16 acres and is approximately 2640 feet in width. The proposed parking lot expansion is not located within any setbacks.

21.10.070, Development and Design Standards

This standard is met.

21.07.020, Natural Resource Protection

The proposed parking lot expansion does not impact the 25-foot water body setback or the 25-foot streamside setback of the South Fork Chester Creek to the north of this development, and is in accordance with AMC 21.07.020B.9 and 21.07.020B.2.11

21.07.040, Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges

The proposed parking lot expansion includes improvements to the existing drainage system, including biofiltration swales and is in accordance with AMC 21.07.040.

21.07.060.E., Standards for Pedestrian Facilities

There are existing sidewalks and pathways along Elmore Road, and the proposed parking lot improvements enhance trail connectivity and is in accordance with AMC 21.07.060E.2. The proposed improved wayfinding signage provided well-signed trails within the park and is in accordance with AMC 21.07.060.E.5.

21.07.100, Exterior Lighting

The proposed parking lot expansion provides six (6) LED light poles throughout the parking lot, enhancing safety and meeting the illumination requirement per AMC 21.07.100.

21.07.080E.1., Site Perimeter Landscaping

L2 buffer site perimeter landscaping is required along the eastern property boundary, abutting an R-1 district. L1 visual enhancement site perimeter landscaping is required along the southern property boundary, abutting R-O SL and B-3 SL districts. Elmore Road is designated as a Minor Arterial (Class II) in the *Official Streets and Highways Plans*, and L1 visual enhancement site perimeter landscaping is required along the eastern property boundary. No site perimeter landscaping is required along the northern property boundary. Existing vegetation meets the intent of the site perimeter landscaping requirements and is in accordance with AMC 21.07.080.E.1.

21.07.080E.2.b., Parking Lot Perimeter Landscaping

L1 visual enhancement landscaping is required on all sides of the parking lot perimeter. Existing vegetation meets this requirement.

21.07.080E.2.c., Parking Lot Interior Landscaping

Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces, and this proposed parking lot improvement results in 53 parking spaces; an area equal to at least five percent of the parking lot shall be devoted to landscaping. The proposed parking lot expansion is 21,100 square feet, and 1,846 square feet of parking lot interior landscaping is provided resulting in 8.75% interior landscaping, meeting this requirement.

21.07.090E., Off-Street Parking

Parking is not required per AMC 21.07.090E; however, off-street parking is provided. This proposed improvement increases the parking lot from 20 spaces to 53 (three of which are ADA compliant), providing relief from negative parking impacts in non-designated areas on University Lake Drive.

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 expansion of the existing parking lot from 20 parking spaces to 53 parking spaces, reducing the impact of off-street parking to surrounding property where it is not permitted. This expansion is 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: #8.1 of the *Anchorage 2040 Land Use Plan*; Preservation Open Space Recommendation of the *U-Med District Plan*; and strategies 1.3, 3.5 4.5, 5.1, 6.1 6.3, and 6.4, of the *University Lake Park Master Plan*.

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.

University Lake Park Parking Lot Improvements; prepared by: The Boutet Company, 601 E 57th Avenue, Anchorage, AK 99518; sheets G1-11, E1, E2, L1, L2, and C1, dated 05/22/2020.
2. Provide to the Planning Department for approval revised site plans and landscape plans with the final parking lot configuration and layout.
3. Resolve with the Addressing Department the requirement to post the address at the park entrance on park signage.
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 COMMENTS

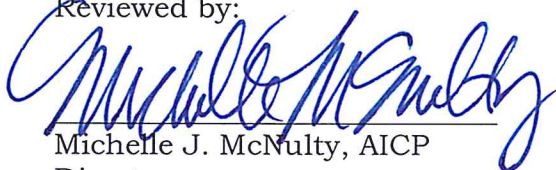
Any additional improvements to the park will require concurrence from the Traffic Engineering Department on the number of required spaces to be provided.

Watershed Management Services: Has it been determined that the area of forest the vegetated swale draining the parking area is directed to is sufficient to treat the increase in stormwater runoff generated by expanding the parking area? The addition of a rain garden or other LID technique would help deal with increased runoff.

State of Alaska Department of Transportation and Public Facilities: Relying solely on this parking lot, even in its expanded capacity, will likely eventually cause additional parking capacity issues in the future. Secondary access is desirable for functional usage by park-goers, smooth traffic flow, and access by emergency services. Recommend Parks and Recreation to seek secondary access and parking capacity through agreements with Alaska Pacific University and Alaska Native Tribal Health Consortium

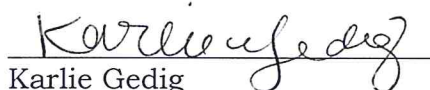
NOTICE OF APPEAL: This decision is final upon the date of this decision, unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500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