

Application for a Church or Bed & Breakfast Administrative Site Plan Review

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information requested below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first)	Name (last name first)
Mailing Address	Mailing Address
Contact Phone: Day: Night:	Contact Phone: Day: Night:
E-mail:	E-mail:

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax #(000-000-00-000):		
Site Street Address:		
Current legal description: (use additional sheet if necessary)		
Zoning:	Acreage:	Grid #

SITE PLAN APPROVAL REQUESTED
<input type="checkbox"/> Church (provide proposed name of church)
<input type="checkbox"/> Bed & Breakfast (provide proposed name of bed and breakfast)

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff for administrative reasons.

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Date

Signature (Agents must provide written proof of authorization)

Application for site plan review continued

Accepted by:	Poster & Affidavit:	Fee	Case Number
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): ☐ Class A ☐ Class B

Anchorage 2040 Land Use Designation:

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☐ "A"
Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone
Floodplain: ☐ None ☐ 100 year ☐ 500 year
Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

- Required: ☐ One copy of original application with signature(s), plus 20 sets of:
☐ Site plan to scale, with dimensions, depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location.
☐ Building plans to scale depicting: floor plans; building elevations; exterior colors and textures.
☐ Completed application and narrative: explaining the project; planning objectives; construction and operation schedule; and final ownership.
☐ Assembly Ordinance enacting zoning special limitations, if applicable.
☐ Watershed sign off form, completed

- Required if indicated: ☐ Air quality impact ☐ Traffic impact analysis ☐ Economic impact analysis
☐ Soils analysis ☐ Noise impact analysis ☐ Holding capacity of the land analysis
☐ Shadow impact analysis

SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)	
The Planning Director may only approve a church site plan or a bed and breakfast site plan if the director finds that all of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.	
Explain how the proposed project meets 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;	
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, <i>Zoning Districts</i> , chapter 21.05, <i>Use Regulations</i> , chapter 21.06 <i>Dimensional Standards and Measurements</i> , and chapter 21.07, <i>Development and Design Standards</i> ;	
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.	
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.	
Use specific information:	
Construction start and completion dates (including phases):	
Maximum occupancy of major assembly area (based on fixed/non-fixed seating):	
Proposed exterior audio devices (such as chimes, bells, loudspeakers, etc.):	
Proposed accessory uses (such as parochial school, parsonage, meeting rooms, Sunday School, child care):	