

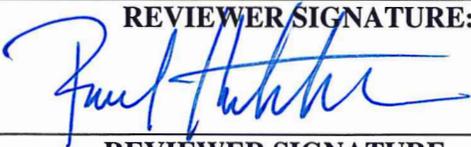


Case Number:	2022-0085
Reviewer:	Paul Hatcher
Decision Date:	August 5, 2022
Due Date	July 29, 2022

MUNICIPALITY OF ANCHORAGE PLANNING DEPARTMENT
PO Box 196650 Anchorage, Alaska 99519-6650 * 907-343-7900

ADMINISTRATIVE SITE PLAN

The following is a checklist which will be followed when reviewing a religious assembly and childcare center administrative site plan submittal to the Municipality of Anchorage Planning Department. Planning staff will review applications using this checklist. Staff comments may be provided to further define any incompleteness.

PETITIONER(S) REPRESENTATIVE: Triad Engineering (Brandon Marcott)		
PROPERTY OWNER(S): AK Corp of Seventh Day Adventist		
SITE LEGAL DESCRIPTION: Checkpoint Subdivision, Tract A1-1		
SITE STREET ADDRESS: N/A		
SITE TAX ID: 006-421-42-000		
PETITIONER CONTACT INFORMATION		
Mailing Address: 6100 O'Malley Road, Anchorage, AK 99516		
Phone: (208) 739-0399		
E-mail: bat.ak@hotmail.com		
BUILDING/LAND USE PERMIT NUMBER: To be determined		
APPROVED:	X	REVIEWER SIGNATURE: 
		DATE: 7/25/22
DENIED:		REVIEWER SIGNATURE:
		DATE:

ADMINISTRATIVE SITE PLAN REVIEW RELIGIOUS ASSEMBLY & CHILDCARE CENTER - GENERAL INFORMATION WITH APPLICATION - AMC 21.05.040

#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
1.	Property owner's name, address, and telephone number	AK Corp of Seventh Day Adventist 6100 O'Malley Road Anchorage, AK 99516 (208) 739-0399	Complies
2.	Letter of authorization from property owner	Yes	Complies
3.	Petitioner's name, address, and telephone number	AK Corp of Seventh Day Adventist 6100 O'Malley Road	Complies

		Anchorage, AK 99516 (208) 739-0399	
4.	Representative name, address, and telephone number	Triad Engineering, Brandon Marcott P.O. Box 111898 Anchorage, AK 99518 907-344-3114	Complies
5.	Religious Assembly & Childcare Center	AK Corp of Seventh Day Adventists	Complies
6.	Tax map, block, and parcel	006-421-42-000 Checkpoint, Tract A1-1	Complies
7.	Zoning district	R-4 (Multifamily Residential District)	Complies
8.	Use permitted with an administrative site plan review	Yes, a religious assembly and childcare center are permitted as a principal use with an Administrative Site Plan approval in the R-4 zoning district.	Complies
9.	Floor plan and elevations drawn to scale with scale noted	Provided	Complies
10.	Location Maps / Photos / Diagram	Provided.	Complies
11.	Square footage of religious assembly site plan	Provided	Complies
12.	Public Notice	Not Required	Complies

ADMINISTRATIVE SITE PLAN REVIEW STANDARDS FOR RELIGIOUS ASSEMBLY (AMC 21.05.040)			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
1.	Public participation process, including mail-out, advertisement, and Community Council noticing.	Not required per AMC 21.03.020 and 21.05.040C.2 or 7.	Complies
2.	Traffic Access: At least one property line of the religious assembly site which is at least 50 feet in length must abut a street designated as a collector (class 1) or greater on the Official Streets and Highways Plan. All ingress and egress traffic shall be directly onto such street.	The religious assembly abuts Boundary Avenue, which is classified as a Collector, and Newell Street which is classified as a Neighborhood Collector in the <i>Official Street and Highways Plan</i> .	Complies
3.	Lot Coverage: A religious assembly may not exceed the maximum lot coverage allowed in the zoning district in which it is located. The R-4 zoning district allows maximum lot coverage of 60% by all buildings.	The lot coverage is approximately 7,030 square feet, and the site is 94,023 square feet. The lot coverage is approximately 7.5%, less than the allowable 60% lot coverage.	Complies
4.	Maximum height of structures: A religious assembly may not exceed the height permitted in the zoning	The proposed structure is approximately 23'6" tall, less than the allowable 45' maximum height.	Complies

ADMINISTRATIVE SITE PLAN REVIEW STANDARDS FOR RELIGIOUS ASSEMBLY (AMC 21.05.040)			
	district in which it is located, except that, in districts where the maximum height is less than 40 feet, the maximum height for a religious assembly or a portion of a religious assembly may increase to a maximum height of 40 feet, so long as the building setback from any point on the property line is at least twice the maximum actual height.		
5.	Yard Requirements: A religious assembly is required to meet the minimum yard requirements in the zoning district in which it is located.	The following yard requirements apply: Newell Street - 10-foot front setback Boundary Avenue - 5-foot secondary front setback East boundary - 5-foot side setback South boundary - 5-foot side setback	Complies
6.	Lot Area and Width: A religious assembly site must have a minimum area of 14,000 square feet and a minimum width of 100 feet at any point.	This lot contains 94,023 square feet and is approximately 531 feet in width.	Complies
7.	Buffer Landscaping: AMC 21.07.080E.1.e Parking Lot Landscaping: AMC 21.07.080E.2 Parking Lot Perimeter Landscaping and Parking Lot Interior Landscaping.	Buffer landscaping (L2) is required along all lot lines where the religious assembly site abuts a residential use in a residential zone. L2 landscaping will be required along the southern and eastern property boundary. Parking lot perimeter landscaping is required for all parking lots with 10 or more parking spaces. Parking lot interior landscaping is required for all parking lots with 40 or more parking spaces.	Complies
8.	Parking: Parking shall be provided on the lot in accordance with the requirements of section 21.07.090. AMC 21.07.090 Table 21.07-4 Community Center or Religious Assembly One (1) parking space is required for every five (5) seats in the principal assembly area based on maximum occupancy provisions of AMC Title 23.	The maximum occupancy of the building is 230 people, requiring 46 parking spaces for the religious assembly. The proposed site plan provides 46 parking spaces, 2 are ADA compliant, and 1 is van accessible meeting this requirement.	
9.	Pedestrian and vehicular traffic circulation and safety.	Pedestrian and vehicular traffic circulation and safety is adequate.	Complies
10.	Demand for an availability of public services and facilities.	The demand for public services will increase with the proposed change of	Complies

ADMINISTRATIVE SITE PLAN REVIEW STANDARDS FOR RELIGIOUS ASSEMBLY (AMC 21.05.040)			
		use, however, will be met by existing systems.	
11.	Noise pollution, air pollution, water pollution and other forms of environmental pollution.	No increase of environmental pollution, noise, air, or water pollution will be generated by this addition.	Complies
12.	Furtherance of the goals and policies of the comprehensive development plan and conformance to the plan in the manner required by chapter 21.05.		Complies

ADMINISTRATIVE SITE PLAN REVIEW STANDARDS FOR CHILDCARE CENTER (AMC 21.05.040)			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
1.	Public participation process, including mail-out, advertisement, and Community Council noticing.	Not required per AMC 21.03.020 and 21.05.040C.2 or 7.	Complies
2.	Access: The site shall have direct access from a street constructed to municipal standards.	The childcare center take access on to Newell Street which is classified as a Neighborhood Collector in the <i>Official Street and Highways Plan</i> .	Complies
3.	Usable Outdoor Space: Usable outdoor space shall be provided pursuant to AMC section 16.55.450. Exempt childcare centers, as per chapter 16.55, are not required to meet the usable outdoor space requirement.	The provided 3,225 square foot playground area allows usable outdoor space for up to 43 children at 75 square feet per child.	Complies
4.	Vegetated Open Space in Residential Districts: In all other residential zoning districts where a childcare center is allowed, a minimum of 15 percent of the lot area shall remain as required above, unless the decision-making body determines that retention of less than 15 percent allows for sufficient buffering of adjacent uses.	This lot contains 94,023 square feet 15 percent of that space would equal approximately 14,103 square feet. 28,140 square feet of open spaces is provided.	Complies
5.	Parking and Setbacks: In residential zoning districts, no parking or loading areas shall be placed in any setback, except in approved driveways.	No parking or loading is proposed within any setbacks.	Complies
6.	Adjacent Residential: L1 visual enhancement landscaping shall be provided along each lot line that abuts a lot within a residential district. A childcare center in a nonresidential district, that is adjacent to a residential use or district, shall	Visual enhancement landscaping (L1) is required along all lot lines where the childcare center site abuts a residential use in a residential zone. L1 landscaping will be required along the southern and eastern property boundary.	Complies

ADMINISTRATIVE SITE PLAN REVIEW STANDARDS FOR CHILDCARE CENTER (AMC 21.05.040)			
	provide L2 buffer landscaping along the adjacent lot line. If the childcare center is on a site where it is not a primary use, the director may determine that an alternative landscaping or fencing plan allows for sufficient buffering of adjacent uses, or that landscaping is unnecessary because the lot size is sufficiently large in relation to the use and that it will not create a high impact at the lot perimeter abutting the residential district.	Parking lot perimeter landscaping is required for all parking lots with 10 or more parking spaces.	
7.	Snow Storage: In residential districts, snow storage areas equal to at least 15 percent of the total area of the site used for parking, drives, walkways, and other surfaces that need to be kept clear of snow, shall be designated on the site plan. Such areas designated for snow storage shall be landscaped only with grasses and flowers and shall have flat or concave ground surface with positive drainage away from structures and pavements. Snow storage is not allowed in front setbacks except in association with single-family or two-family structures. Snow storage is allowed in 50 percent of side and rear setbacks, if trees and other vegetation designated	This site contains approximately 25,667 square feet of parking and walkway area. Requiring 3,850 square feet of snow storage area. This site provided 4,244 square feet of snow storage area.	Complies
8.	Parking: Parking shall be provided on the lot in accordance with the requirements of section 21.07.090. AMC 21.07.090 Table 21.07-4 Childcare center more than 15 children: One (1) per 400 gfa, and 1 passenger loading space reserved for pickup and delivery of children per 800 sf gfa.	The gross floor area of the building is 7,030 square feet, requiring 18 parking spaces and 8 passenger loading spaces. The proposed site plan provides 41 parking spaces, 8 passenger loading spaces meeting this requirement.	
9.	Pedestrian and vehicular traffic circulation and safety.	Pedestrian and vehicular traffic circulation and safety is adequate.	Complies
10.	Demand for an availability of public services and facilities.	The demand for public services will increase with the proposed change of use, however, will be met by existing systems.	Complies
11.	Noise pollution, air pollution, water pollution and other forms of environmental pollution.	No increase of environmental pollution, noise, air, or water pollution will be generated by this addition.	Complies

FINDINGS:

- Religious assemblies and childcare center are a permitted principal use in the R-4 zoning district subject to administrative site plan review.
- The religious assembly and childcare center are permitted in the zoning district and is compatible with surrounding residences. The site has some existing healthy mature trees along the northern and eastern property boundary. The proposed religious assembly addition requested in this application does not adversely affect noise, air, water pollution or other forms of environmental pollution.
- The Department has determined that the use of the property as a religious assembly and a childcare center will not have substantially greater impact than other principal permitted uses in the R-4 zoning district.

CONDITIONS OF APPROVAL:

1. A notice of zoning action and final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Department.
2. Resolve with Private Development:
 - a. Applicant to construct a 5-foot wide (min) walkway in accordance with AMC 21.08.050 Table 21.08-7 and barrier curb fully fronting and adjacent to the northern property boundary parallel to Boundary Avenue. The walkway shall be surfaced with concrete or pavement similar to the existing walkway to the west of Newell Street.
3. Provide to the Traffic Department an electrical site plan with future building permit that shows location of required exterior lighting per AMC 21.07.100.

ADVISORY COMMENTS:

1. This site is located within the Accident Potential Zone 1 (APZ 1) for the north/south runway at Elmendorf Airfield as depicted on the Air Installations Compatible Use Zones (AICUZ).
2. The architectural plans show a port de cochere over a portion of the passenger drop off at the front of the building. Please provide elevations showing greater than 14-feet per 21.07.090H.9.g.

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:

Prepared by:



Craig H. Lyon

Paul Hatcher

Director, Planning Department

Associate Planner

(Case 2022-0085; Tax ID No. 006-421-42-000)