

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

DATE May 24, 2024
CASE NO: 2024-0055
APPLICANT: Glenn Gellert and John McGrew
REPRESENTATIVE: Bettisworth North and Triad Engineering
REQUEST: Administrative Site Plan Review for Multifamily Housing Development
LOCATION: Generally located east of State Street, south of East 11th Court, west of Boston Street and north of East 12th Court
LEGAL DESCRIPTION: Sunny Acres Subdivision, Block 3, Lots 1-12, (Plat P-320)
COMMUNITY COUNCILS: Northeast
TAX NUMBER: 006-121-25-000; 006-121-26-000; 006-121-39-000 through 006-121-48-000
GRID: SW1430

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 1.96 acres
Vegetation: Existing vegetation on the property
Zoning: R-2M: (Mixed Residential) District
Topography: Gentle Slope (Average 7%)
Existing Use: Vacant Land
Utilities: Public Water and Sanitary Sewer

COMPREHENSIVE PLAN

*Classification: Compact Mixed Residential- Medium – Anchorage
2040 Land Use Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-2M	R-2M	B-3	R-3
Land Use:	Mixed Residential	Mixed Residential	General Business	Mixed Residential

PROPOSAL

The petitioner is requesting administrative site plan approval for multi-family housing development, required per AMC 21.03.180C and 21.07.110F.2.

AGENCY AND PUBLIC COMMENTS

Agency comments have been accounted for and are included in the file. This application did not require mailed or posted notice in accordance with AMC 21.03.020H.2., *Table 21.03-1: Summary of Notice Requirements*. As such, public comments were not received or collected, and the Northeast Community Council did not provide comments.

FINDINGS

AMC 21.03.180F Approval Criteria. An application for administrative site plan review shall be approved upon finding that the site plan meets all 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.

This proposed development is consistent with the R-2M (Mixed Residential) District and the 2040 Land Use Plan.

- 2. The site plan complies with all applicable development and design standards outlined 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 may be met.

See below for all AMC Title 21 standards.

- 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 proposed development is not anticipated to result in any adverse impacts to the surrounding area.

4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

The standard is met.

This property is designated Residential in the *Anchorage 2040 Land Use Plan*. The proposed development will help implement this land use classification.

21.04.020 Residential Districts

F. R-2M Mixed Residential District

1. Purpose:

The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 30 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

This standard is met.

This development consists of thirty (30) dwelling units with a density of fifteen (15) dwelling units per acre. The design of the development is twenty-two (22) three-story, five (5) two-story, and three (3) single-story dwelling units that will be complimentary to the existing neighborhood and mix of dwelling types.

2. District-specific standards

- a.** Residential buildings shall contain no more than eight dwelling units.

This standard is met.

This development is six (6) structures with no more than eight (8) units per structure.

- b.** The maximum length of a building elevation that is 30 feet or more in height at any point shall be 150 feet. Otherwise, the maximum length shall be 180 feet.

This standard is met.

None of the proposed buildings are 30 feet or more in height.

- c. The minimum side setback established in Table 21.06-1 for multifamily dwellings in the R-2M district is reduced from 10 feet to 5 feet, provided the building elevation facing the side lot line is:

- i. No more than 72 feet in length, in order to be compatible in scale to a single-family dwelling or duplex; or

This standard does not apply.

This tract of land has no side setbacks, only a primary front setback and three secondary front setbacks.

- ii. No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.

This standard does not apply.

This tract of land has no side setbacks, only a primary front setback and three secondary front setbacks.

- d. The minimum side setback established in Table 21.06-1 for all residential development is five feet when the total building area is 5,000 square feet or less, and ten feet when total building area is over 5,000 square feet.

This standard does not apply.

This tract of land has no side setbacks, only a primary front setback and three secondary front setbacks.

21.05.030.A.2, Residential uses: Definitions and use-specific standards

2. Dwelling, multifamily

a. Definition

A residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the terms "apartment" or "apartment building."

The development will contain thirty (30) dwelling units on one parcel.

b. Use-specific standards

- iii. Dwellings with townhouse style construction with five or more units in multifamily developments shall comply with section 21.07.110C., Standards for Multifamily and Townhouse Residential.

The development is six (6) townhouse style buildings, consisting of thirty (30) dwelling units.

21.06.020A., Table of Dimensional Standards: Residential Districts

This standard is met.

The proposed site plan complies with the dimensional standards for the R-2M district.

- **Minimum lot Area 6,000 + 2,300 square feet for every unit over 4 –** 65,800 square feet required, 85,378 square feet provided
- **Minimum lot width 50 ft –** 290.00 ft provided
- **Max lot coverage 40% -** 25.5% coverage proposed
- **Minimum setback requirements**
 - **Primary Front 20 ft –** 21.0 ft provided
 - **Secondary Front 10 ft –** 12.1 ft, 19.1 ft, and 16.6 ft provided
- **Maximum number of principal structures per lot or tract**
 - **More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2**

The development has six (6) buildings and meets the requirements of 21.07.110F.2 as discussed further below.

- **Maximum height of structures**
 - **Principal 30 ft –** > 30.00 ft

21.07.030, Private Open Space

B. Applicability and Open Space Requirement

Development shall be required to set aside private open space according to the following minimum requirements:

2. R-2M districts: 200 square feet of private open space per dwelling unit, or an area equal to five percent of the gross floor area of group living uses or nonresidential development.

This standard does not apply due to the exemption below.

C. Exemptions

The following are exempt from the private open space requirement:

7. Residential development within one-quarter mile of a public school or dedicated parkland.

This standard is met.

The proposed development is approximately 0.13 miles or 696 feet from Chanshtnu Park.

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

F Snow Storage and Disposal

4. Snow storage areas on new development sites.

Developments involving the construction of new principal buildings, the removal and replacement of existing principal buildings, and/or the expansion or redevelopment of on-site surface areas to be plowed for motorized vehicle access and parking shall provide for snow storage and disposal on the site plan, as provided below. Tenant improvements, renovations, alterations, and enlargements of existing developments are exempt, except that the addition or expansion of parking lots or other areas for motorized vehicle parking and access by the greater of either 10 parking spaces or 10 percent of the existing area shall comply.

This standard is met.

- a.** If snow will be stored on-site, snow storage areas shall be designated on the site plan as provided in 4.b. through 4.g. below. If snow will be removed off-site to a snow disposal facility or another alternative snow management strategy is used as provided in subsection F.5. below, then the snow storage areas may be reduced or eliminated from the site plan.

This standard is met.

Snow storage areas are shown on the proposed site plan.

- b.** For residential uses, an area equal to at least ten percent of the surface area on the site to be plowed for motorized vehicle parking and access (as identified in subsection F.2.) shall be designated for snow storage. For nonresidential uses, this area requirement shall be five percent.

This standard is met.

The proposed snow storage area exceeds the ten percent (10%) requirement.

- c.** As an alternative to 4.b. above, the applicant shall provide a calculation stamped by a professional registered with the Alaska State Board of Registration for Architects, Engineers, and Land Surveyors, that indicates the proposed snow storage and disposal strategy will be adequate to accommodate the plowed snow in an average snow year, considering the site plan layout, the amount of surface area to be plowed for motorized vehicles (as identified in subsection F.2.), and the proposed method(s) of snow storage and disposal.

No alternative is required.

- d.** Snow storage areas shall be located to comply with the operation standards of subsection F.3. above, and shall abut the surface area to be plowed.

This standard is met.

The proposed location of the snow storage area abuts the surface area to be plowed.

- e. Snow storage areas shall have a minimum dimension of eight feet to accommodate snow piling from a plow blade.

This standard is met.

The proposed snow storage areas are eight (8) feet in depth and vary in width.

- f. The site plan shall not, unless allowed through an administrative site plan review, designate snow storage areas in required perimeter landscaping or on required trees. Designation of required residential private open space for snow storage shall be permitted.

This standard is met.

The proposed snow storage area is not within perimeter landscaping or on required trees.

- g. Snow storage areas shall be planted with ground-cover (such as grass), or paved subject to subsection 21.07.090 H.12., paving.

This standard is met.

The proposed location for the snow storage area is shown as grass.

21.07.060 Transportation and Connectivity

E Standards for Pedestrian Facilities

1. Purpose

The purpose of this section is to provide convenient, safe, and regular pedestrian facilities along streets and within and between developments. Such facilities create a healthful built environment in which individuals have opportunities to incorporate physical activity, such as walking or bicycling, into their daily routine. Injuries and fatalities are reduced when interactions between pedestrians and vehicles are minimized. Adequate pedestrian facilities meet community goals for mobility and access, as well as for providing transportation choices. Safe pedestrian access for students to their schools is also an essential purpose of these standards.

2. Sidewalks

- a. All sidewalks shall be designed to comply with the standards of the Design Criteria Manual (DCM) and Municipality of Anchorage Standard Specifications (MASS) and shall be improved in accordance with subsection 21.08.050H.

This standard is met.

The proposed sidewalk along State Street shall be designed to comply with the standards of the DCM and MASS.

- b.** Street improvement projects and new streets in subdivisions in all class A zoning districts except for industrial districts shall install sidewalks on both sides of all streets (local, collector, arterial, public or private, including loop streets). Where indicated in the comprehensive plan, a pathway may replace a sidewalk on one side. Street improvement projects in industrial zoning districts shall install a sidewalk on one side of all local streets, and on both sides of local streets if the new sidewalks would connect to existing sidewalks on both ends and the needed sidewalk length is no greater than one quarter mile.

This standard is met.

There is a proposed sidewalk along State Street. Existing sidewalks are along E. 12th Court, Boston Street, and E. 11th Court.

4. On-Site Pedestrian Walkways

a. Continuous Pedestrian Access

Pedestrian walkways are intended to form a convenient on-site circulation system that minimizes conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. This subsection E.4. does not apply to single- and two-family development, or to marijuana cultivation facility, marijuana manufacturing facility, industrial, and utility facility uses in the I-1, I-2, MC, and MI zoning districts.

b. On-Site Pedestrian Connections

The following walkways shall be provided. Where one walkway fulfills more than one requirement, only one walkway need be provided. If they can provide a relatively direct route, public pedestrian facilities such as public sidewalks shall satisfy any or all of the requirements below.

- i.** A walkway shall connect the primary entrance to the abutting primary street frontage, except where a proposed walkway connection to an alternative street frontage is determined by the director to provide equal or better pedestrian access. No walkway need be provided to the primary street frontage if that frontage is a restricted access street or a frontage road, unless there is a pathway or other pedestrian facility to which access can be provided along the restricted access street or frontage road, in which case a walkway shall connect to that pedestrian facility. The walkway route shall be clear and direct, to the extent reasonably feasible.

This standard is met.

The proposed site plan shows driveway connections from the primary entrance to the private street.

- ii.** All primary building entrances on a site shall be connected to the street by a convenient system of walkways. This includes multiple primary entrances into one building, and primary entrances in separate buildings on a site.

This standard is met.

The proposed site plan shows driveway connections from the primary entrance to the private street.

- iii.** A walkway shall connect the primary entrances to any transit stop abutting the site, where on an active transit route with scheduled service. The walkway shall be clear and direct to the extent reasonably feasible.

This standard does not apply.

There is not a transit stop abutting this site.

- iv.** The primary front entrance of a residential dwelling shall be connected to the street by a walkway as provided in i. through ii. above, or by the dwelling's individual driveway, or by a shared parking courtyard meeting 21.07.060G.23.

This standard is met.

The proposed site plan shows driveway connections from the primary entrance to the private street.

c. Walkway Clear Width and Improvements

- i.** The minimum width of a required pedestrian walkway shall be five feet of unobstructed clear width, except where otherwise stated in this title. A walkway that provides access to no more than four residential dwelling units may provide an unobstructed clear width of three feet.

This standard is met.

These driveway connections meet the minimum five feet of clear width.

- ii.** Walkways shall be improved in accordance with subsection 21.08.050H.

This standard is met.

The proposed driveway connections are paved with asphalt.

e. Walkways, Landscaping, and Open Space

Walkways shall be credited toward a required private open space where they are contiguous. A walkway that crosses a required landscaping bed (at or near perpendicular) shall be credited against the required landscaping area and amount of planting material.

This standard does not apply.

The proposed development does not require open space with its proximity to Chanshtnu Park.

6. Use and Maintenance of Sidewalks, Walkways, Pathways, and Trails

a. Restrictions on Use

Sidewalks, walkways, pathways, and trails are intended to provide pedestrian access. Vehicle parking, snow storage, garbage containers, merchandise storage or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum clear width of any required sidewalk, walkway, pathway, trail, or other pedestrian way. Pedestrian amenities including bollards are exempt from this requirement.

This standard is met.

There are no obstructions that will encroach into the proposed sidewalk within this site.

b. Maintenance and Snow Removal

Walkways required by this title shall be maintained in usable condition throughout the year, including snow and ice removal as appropriate. Sidewalks shall be maintained in a usable condition in accordance with AMC title 24.

This standard is met.

The private street and walkway will be maintained in usable condition throughout the year.

F Pedestrian Frontage Standard

1. Purpose

The pedestrian frontage standard requires site planning and building orientation toward neighborhood streets and sidewalks to facilitate pedestrian access and reduce automobile parking congestion. Objectives include to:

- a.** Organize and orient buildings around public streets and associated frontages in a way that frames streets as positive public space, promotes pedestrian activity, and connects to multiple modes of transportation.
- b.** Provide clearly defined, safe pedestrian access to building entries that invites people of all abilities and minimizes conflicts with vehicles and parking.

- c. Place active indoor spaces, entrances, and windows on street-facing building facades to improve the visual connection to the street and promote a safe, secure neighborhood.

2. Applicability

Subsection 4. applies to development in areas subject to the urban neighborhood development context standards established in 21.07.010E. Subsection 5. Applies to development in the other areas of the municipality. The following are exempt:

- a. Changes of use and other developments that comprise building modification of less than 50 percent of the total improvement value of the building(s) on the site.
- b. Development in Girdwood, Downtown (DT), CE-DO, CE-EVO, PLI, PR, TA, or industrial zoning districts.
- c. Single-family and two-family dwellings constructed prior to January 1, 2016, or on lots of 20,000 square feet or larger, or in Class B zoning districts.
- d. Uses without habitable floor area, such as utility substations.

This development is not exempt and is subject to Subsection 5.

5. General Standard for Development

The standards of table 21.07-3 apply to the primary frontage and one secondary frontage.

Table 21.07-3: Pedestrian Frontage Standard – Outside of Urban Neighborhood Contexts	
Site Elements for Pedestrian-Oriented Frontages	Standard
A. Minimum required ground-floor, street-facing building elevation with on-site walkways, pedestrian amenities, or landscaping in front – and no off-street automobile parking or circulation ¹	20% of building elevation width, on one frontage
B. Maximum allowed width of residential garage entrance(s) on ground-floor street-facing building elevation	67% of building elevation width
C. Maximum allowed distance a garage may project out in front of the rest of the street-facing residential building elevation	No more than the width of the non-garage portion of the street-facing building elevation
D. Minimum required visual access windows or primary entrances on non-residential ground-floor street-facing building elevation ^{1,2}	15% on primary frontage 10% on secondary frontage

E. Minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations ^{1,2}	10% on primary frontage 5% on secondary frontage
F. Requirement for primary entrances to be visible from a street via an unobstructed line of sight, and for residential entrances to be covered	Residential: Meet 21.07.060G.16., Covered, Visible Residential Entrance Other uses: at least one entrance
G. Minimum required number of pedestrian amenities from 21.07.060G. (in addition to G.16)	Developments with greater than 20,000 square feet of gross floor area: 1 pedestrian amenity
¹ Exception: Shared parking courtyards that comply with subsection 21.07.060G.22. are exempt from A. above. Non-residential buildings located more than 100 feet from the applicable street rights-of-way are exempt from A., D., E., and F. above. ² Visual access windows shall have a sill height of no more than four feet above finished grade. Rules for measuring window area as a percentage of building wall area are provided in 21.15.020O. Visual access windows ("Window, providing visual access"), primary entrance, and ground-floor wall area are defined in 21.15.040.	

A. Minimum required ground-floor, street-facing building elevation with on-site walkways, pedestrian amenities, or landscaping in front – and no off-street automobile parking or circulation - 20% of building elevation width, on one frontage.

This standard is met.

This development provides a minimum of 20% of building elevation width on one frontage along the street facing building elevation.

B. Maximum allowed width of residential garage entrance(s) on ground-floor street-facing building elevation - 67% of building elevation width.

This standard is met.

There are six (6) varying building configurations ranging from 21% to 55% of building elevation width as garage entrances on ground-floor street-facing.

C. Maximum allowed distance a garage may project out in front of the rest of the street-facing residential building elevation. - No more than the width of the non-garage portion of the street-facing building elevation.

This standard is met.

There are six (6) varying building configurations, five (5) of the building designs show no garage projection. The one (1) design that has a garage projection meets this requirement.

E. Minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations - 10% on primary frontage and 5% on secondary frontage.

This standard may be met.

Calculations showing the minimum of 10% on primary frontage were provided for buildings A, B, C, and D. Calculations for buildings E and F showing the minimum 10% were not provided. Provide updated calculations.

Calculations showing the minimum of 5% on secondary frontage were provided for building A. Calculations for buildings E and F showing the minimum 5% were not provided. Provide updated calculations.

F. Requirement for primary entrances to be visible from a street via an unobstructed line of sight, and for residential entrances to be covered - Residential: Meet 21.07.060G.16., Covered, Visible Residential Entrance
Other uses: at least one entrance.

21.07.060G, Transportation and Connectivity – Pedestrian Amenities Menu

16. Covered, Visible Residential Entrance

A porch, stoop, or landing sheltered by a roof is intended to give visual emphasis to the building entrance as an aid in wayfinding, and help provide safe, convenient access to residential buildings from the street. The entrance shall meet the following standards:

- a. The entrance shall incorporate a porch, stoop, or landing with an internal dimension of at least 16 square feet, and a permanent, sheltering roof covering at least 12 square feet.

This standard may be met.

The proposed designs provided for buildings A through F show a porch, stoop, or landing of at least 16 square feet. However, building E does not indicate a sheltering roof covering at least 12 square feet. Provide updated plans showing the required covering for building E.

- b. The porch, stoop, or landing shall be distinguished from adjoining areas and vehicle parking by vertical separation or a change in surfacing material.

This standard may be met.

The plans provided did not distinguish a vertical separation or change in surfacing material. Provide an updated plan or site plan showing this vertical separation or change in surfacing material.

- c. The building entrance shall also be visible (via an unobstructed line of sight) from a street or face a common private open space (21.07.030), a plaza or courtyard (21.07.060G.6.), a housing courtyard (21.07.060G.7.), or a shared parking courtyard (21.07.060G.23.) that is visible from a street.

This standard is met.

The proposed building entrances all face the proposed private street (Cousy Loop).

G. Minimum required number of pedestrian amenities from 21.07.060G. (in addition to G.16) – Developments with greater than 20,000 square feet of gross floor area: 1 pedestrian amenity.

This standard has not been met.

AO 2024-24 changed the requirements for multifamily developments. Therefore, the applicant did not provide one (1) amenity from AMC 21.07.060G other than the required 21.07.060G.16.

21.07.080 Landscaping, Screening, and Fences

E. Types of Landscaping

1. Site Perimeter Landscaping Requirements (Table 21.07-2)

This standard may be met.

The proposed site plan is currently showing only L1 Buffer Landscaping along the southern property line abutting E 12th Court. Provide an updated site plan showing L2 Buffer Landscaping.

- **North Property Line R-2M/E 11th Court– L1**
- **East Property Line R-2M/Boston Street – L1**
- **West Property Line R-2M/State Street – N/A**
- **South Property Line B-3/E 12th Court – L2**

4 Trees for Residential Development

c. Requirements

All individual lots in a subdivision shall have a minimum of one tree prior to the issuance of a certificate of zoning compliance for the original structure. A minimum of 20 trees per acre is required in new residential developments. Deciduous tree plantings shall be two-inch caliper or greater, and coniferous tree plantings shall be six feet in height or greater. This section may be fulfilled by the preservation of existing trees as provided in subsection F.1.b. below.

This standard is met.

The proposed landscape plan shows forty-one (41) trees.

F. General Landscaping Requirements and Standards

1. Plant Materials

b. Preservation of Existing Plant Material

This title acknowledges the great benefit of preserving existing mature plant material over the replacement of such material with new immature landscape plantings. The mature landscaping may consist of a mass of native plant materials that include a complete community of trees, shrubs, and ground covers, or it may consist of mature individual tree specimens.

This standard is met.

The proposed landscape plan shows L-1 landscaping along E. 11th Court, Boston Street, and E 12th Court.

G. Screening

2. Refuse Collection

In order to improve the appearance of the municipality's streets and neighborhoods, refuse collection receptacles shall be screened and set back from abutting streets in a location where they can be conveniently and safely accessed by the intended users and by refuse collection vehicles, as provided in this section.

This standard is met.

The proposed development will have individual roll away containers for each dwelling unit.

21.07.110 Residential Design Standards

C Standards for Multifamily and Townhouse Residential

4. Building spacing

- a.** When the front wall or rear wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 24 feet, plus one foot of distance for each foot of building height above 24 feet, up to a maximum requirement of 30 feet.

This standard is met.

The distance between Building A & F is approximately 72.00 feet. The distance between Building B and F is approximately 74.00 feet. The distance between Building E and F is approximately 72.00 feet.

- b.** When the end wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 20 feet.

This standard is met.

The distance between Building C and F is approximately 96.00 feet.

5. Building Articulation Menu

Any building elevation facing a street or having a primary front entrance shall provide at least four features from the menu below, except that the end walls of rows of dwelling units may provide as few as three features. This section shall apply to no more than two building elevations, with priority to at least one elevation facing a street. Each building elevation may use different menu choices.

This standard is met.

b. Overall building modulation

Provide wall plane projections or recesses having a depth equal to at least ten percent of the length of the building elevation or four feet (whichever is less), and whose combined wall area comprises at least 25 percent of the building elevation wall area. This menu choice counts as two features if the change in plane is double the minimum depth.

This standard is met.

Buildings E and F comply with this requirement.

c. Upper Story Cantilever or Step-Back

Cantilever or step-back an upper story for the majority of the building elevation length, with a change of wall plane of at least 18 inches.

This standard is met.

Buildings B and D comply with this requirement.

d. Variation of exterior finishes

Use two or more primary wall siding materials, or a change of color only if the color change is to a different primary or secondary color family and is delineated with trim or a change in wall plane, not including concrete or block foundation.

This standard is met.

All buildings utilize two or more primary wall siding materials and/or color changes.

g. Bay Windows

Incorporate bay windows extending at least 18 inches from the abutting wall plane, and repeated at intervals across the building length (spaced as stated in menu choice 5.a. above).

This standard is met.

Building A complies with this requirement.

h. Additional Window Area

Provide windows and/or primary entrance doors comprising at least 20 percent of the wall area of the building elevation. Windows in a garage door do not count towards the minimum area in this section.

This standard is met.

Buildings A through D comply with this requirement.

i. Entry Articulation

Enhance the articulation of the primary front entrance (or at least 50 percent entries when not every entry faces the street) with a sheltering roof structure, projecting vestibule, or wall projections/recesses, having a depth of at least four feet for the entire width of the entry space.

This standard is met.

Buildings A through D and F provided a sheltering roof structure. Buildings E and F provided a projection or recess with a depth of at least four feet (4').

j. Building elevations free of garage doors

Provide the building elevation without garage bay doors.

This standard is met.

Buildings A, E, and F provided the west side elevation facing State Street with no garage bay doors.

k. Additional Foundation Landscaping

Provide a foundation planting bed along at least two-thirds of the foundation wall with a planting bed at least eight feet in depth and planted with at least two trees and six shrubs per 20 linear feet of building length.

This standard is met.

Buildings A, E, and F provided the foundation landscaping along the west side of the building abutting State Street.

m. Variation in building form or scale

Provide a minimum of two kinds of variation in architectural form or scale, such as between individual dwellings in a building, or from one

building to the next in the development. Variations may include reversed building elevations, a different pattern or arrangement of building modulation or articulation features, a different dwelling unit layout or design that is evident on the exterior, or a change in scale such as varying the number of stories, the number of units from one building to the next, or the width of abutting units.

This standard is met.

All buildings in this proposed development vary in form or scale from the other buildings.

7. Landscaping

a. Semi-Private Transition Space

When site perimeter landscaping is not otherwise required for dwelling units that front onto a street, the area between an individual unit's front entry porch or landing and the abutting street shall be planted as provided in 7.d. below. Front driveway width and other motor vehicle parking facilities shall not encroach into this area. The director may modify or exempt this requirement in site specific instances (such as narrow lots and shared entry porches) that will not allow the area to extend to the street due to other requirements of code.

This standard is met.

Landscaping is proposed in this area.

b. Front Driveway Separations

Where units are served by individual garages or driveways fronting onto the street or on the same building elevation as the primary front entry to the dwelling, a landscaping planting area with a width of no less than four feet shall be provided between each individual driveway. The planting area shall extend out from the building façade or front entry landing the full distance to the street, shared driveway, parking bay, or circulation aisle, but in no case extend out less than eight feet from the building garage facade. Driveways may be combined for a maximum of two dwellings, however no driveway or driveway combination shall exceed 32 feet in width without a landscaped break. A parking courtyard may provide an alternative design that departs from this provision in accordance with subsection 21.07.060G.23.

This standard is met.

Landscaping is proposed in this area.

c. Common Parking Facilities and Driveways

A foundation planting bed of at least five feet in width shall separate parts of residential building elevations not subject to subsections 7.a.

or 7.b. above from common parking and access facilities, including parking bays, circulation aisles, and access driveways shared in common among multiple units.

This standard is met.

Landscaping is proposed in this area.

d. Landscaping Bed and Planting Material Standards

- i. Landscaping areas required by subsections 7.a. and 7.b. above shall be planted as follows:

- (A) Where the building elevation is less than 20 feet from the street or driveway, the landscaping areas shall be planted with one tree and five shrubs for every two dwelling units. No landscaping area shall be devoid of plant material.

This standard does not apply.

- (B) Where the building elevation is 20 feet or more from the street or driveway, the landscaping areas shall be planted with one tree and five shrubs in front of each dwelling.

This standard is met.

Landscaping meeting this requirement is proposed in this area.

- ii. The foundation planting bed area in subsection 7.c. above shall be planted with at least ten shrubs per 20 linear feet of applicable building length. Trees may be used in lieu of shrubs with one tree replacing five shrubs.

This standard is met.

Landscaping meeting this requirement is proposed in this area.

- iii. The director may modify or exempt the standards where it can be shown that plantings would interfere with solar panels, foundation insulation, or other elements that promote other objectives in Title 21.

This standard does not apply.

E Site Design

2. Multiple structures on one lot

a. Intent

This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are

intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.

b. Applicability

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit, or to developments in the R-4A district, or to developments of two to four principal residential structures.

This standard is met.

The development contains six (6) principal residential structures.

c. Review Process

- i.** Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-1B, B-3, and RO districts.

This standard is met.

The development is zoned R-2M.

- ii.** Applicable developments with between five and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

This standard is met.

The development contains thirty (30) dwelling units and shall be reviewed and approved by administrative site plan review.

d. Approval criteria

All approvals under this section shall use the approval criteria below, in addition to the general site plan review approval criteria. The decision-making body may place conditions on the development as it may deem necessary to meet the approval criteria.

- i.** The proposal shall clearly distinguish between streets and driveways. Streets shall allow vehicles to travel into and within the development, and shall be the means for assigning an address to dwelling units. Driveways shall access garages and parking areas. Some small developments may not need a street network.

This standard is met.

A twenty-four (24) foot wide private road (Cousy Loop) loops through this development providing access and frontage to all buildings with internal garages, parking areas, and club houses.

- ii.** Dwelling units shall be oriented towards streets (either within the development or along the boundary of the development) or towards a courtyard or similar common open space. Buildings with frontage on both a street and a driveway shall be oriented towards the street. If the development is so small that no internal street network is necessary, then buildings and dwelling units shall be oriented towards the local public streets on the boundaries of the development, or towards common open space.

This standard is met.

Buildings within the development are oriented toward the private street (Cousy Loop).

- iii.** The area between the front of a unit facing a street and the street shall include landscaping or lawn, so that the streetscape features green space rather than just paved parking areas. Adequate snow storage area shall be provided. On-street parking shall be accommodated (if provided).

This standard is met.

Landscaping is provided in all locations not required for vehicle maneuvering. Adequate snow storage is provided on-site (10% per AMC 21.07.040F.4.b).

- iv.** Developers should make every effort to design and arrange dwelling units in such a manner as to provide "eyes on the street," take advantage of solar access, and to the extent feasible, provide privacy for neighboring units' yards.

This standard is met.

The staggered height of the structures starting with building E along the southern portion of the lot being one-story in height. Then building F in the middle of the development being two-story in height. With buildings A and B at the north end being three-story in height to maximize southern solar access to penetrate the depth of the lot.

- v.** In addition to sidewalks required by section 21.07.060, pedestrian pathways shall be provided to large open space areas and in the middle of long blocks. Pedestrian circulation should be convenient both within the development and to appropriate neighboring areas outside the development.

This standard is met.

Proposed internal sidewalks provide access to external sidewalks along all four (4) sides of this development.

- vi.** The development is designed to take advantage of any significant natural features on site, and to provide usable open space and recreation areas.

This standard is met.

Proposed internal sidewalks provide access to external sidewalks. These external sidewalks provide access to Chanshtnu Park approximately 0.13 miles or 696 feet from this development.

e. Development agreement

The developer shall enter into a development agreement with the department, using the provisions established in subsection 21.03.100E., improvements associated with land use permits.

A development agreement is not required.

f. Minimum standards

All development with multiple residential structures on a single lot shall meet the following minimum standards, in addition to the applicable standards of this title:

i. Open space

For developments with 31 or more dwelling units, at least half of the private open space required by section 21.07.030 shall be provided as common private open space, meeting the standards of section 21.07.030, and designed and placed to serve all residences. The decision-making body may adjust the amount of open space required to be common by up to ten percent, based on written findings regarding site specific conditions.

This standard does not apply.

This proposed development is 30 dwelling units.

ii. Building Spacing

If subsection 21.07.110C.4. does not apply, then the following shall apply: within a development, no portion of any single-, two-, or three-story building shall be closer than 10 feet from any other single-, two-, or three-story building. All portions of any building taller than three stories shall be separated by no less than 20 feet from any other building.

This standard does not apply.

Subsection 21.07.110C.4 applies to these structures.

iii. Guest Parking

Locate guest parking spaces as to minimize maneuvering in private streets and circulation aisle and not exclusive to or physically associated with any individual dwelling.

This standard is met.

Guest parking spaces are arranged in a parallel parking configuration to minimize vehicles backing into the private street.

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 Current Planning.

Lots 1-12, Block 3, Sunny Acres Subdivision (Plat P-320). Proposed Plat (Case S12711) Tract 1, Bill Russell Subdivision; prepared by: The Boutet Company, Inc., 601 E 57th Place # 102, Anchorage, AK 99518; dated December 6, 2022.

2. Provide to the Planning Department for approval:
 - a. Calculations showing the required 10% window/entry door along primary frontage wall elevation for buildings E and F, and required 5% window/entry door along secondary frontage wall for buildings E and F.
 - b. Updated building plans and elevations showing covering for building E entrances, and vertical separation or change in surface material for all porch, stoop, landings for all buildings.
 - c. Provide one (1) amenity from AMC 21.07.060G other than the required 21.07.060G.16.
 - d. A landscape plan in accordance with AMC 21.07.080C that addresses the following:
 - i. L2 permitter landscaping along the southern property boundary in accordance with AMC 21.07.080E.1.
3. Record Plat for Case S12711 subdividing Lots 1-12, Block 3, Sunny Acres Subdivision into Tract 1, Bill Russell Subdivision.
4. Resolve with MOA Traffic Engineering the need for additional lighting for the proposed private road (Cousy Loop).
5. 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.

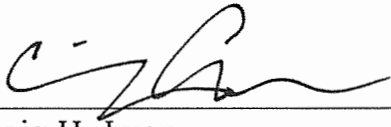
ADVISORY COMMENTS:

1. At the time of permitting, the internal street, Cousy Loop, shall be designed in accordance with AMCR Tabel 21.90.002-1 Private Street standards.

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
Director



Paul Hatcher
Senior Planner