

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

DATE: July 18, 2024
CASE NO: 2024-0073
PETITIONER: Krista Phillips (Southcentral Foundation)
REPRESENTATIVE: LaQuita Chmielowski (DOWL)
REQUEST: Administrative Site Plan Review for increased building height in accordance with AMC 21.04.030D.2.b and 21.07.070
LOCATION: Generally located west of Elmore Road, north of East Tudor Road, east of Florina Street and south of Residential Drive
SITE ADDRESS: 4330 Elmore Road
LEGAL DESCRIPTION: Athenian Village Subdivision, Tract G5-1 (Plat 2023-43)
COMMUNITY COUNCILS: University Area
TAX NUMBER: 008-024-10-000
GRID: SW1735

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 3.72 Acres (161,888 square feet)
Vegetation: Existing vegetation on the property
Zoning: B-3 (General Business) District
Topography: Gentle Slope (Average 4%)
Existing Use: Health Services/Nursing Home
Utilities: Public Water and Sanitary Sewer

COMPREHENSIVE PLAN

Classification: Town Center – Anchorage 2040 Land Use Plan

SURROUNDING AREA

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

PROPOSAL

Southcentral Foundation is requesting a 10-foot height increase (in accordance with AMC 21.04.030D.2.b and 21.07.070) above the allowed 45-foot height limit in the B-3 district for a proposed health service, hospital/health care, and office building. The overall proposed building height will be 55 feet. This facility will consist of a mix of Health Services and Hospital/Health Care Facility uses.

This project is an expansion of services currently provided by Southcentral Foundation (SCF) on this site and at the main health campus across Elmore Road and will also offer expanded services that are not currently offered. All the proposed uses are permitted by-right in the B-3, General Business district.

The petition site is located at the corner of Tudor Road and Elmore Road. Direct vehicular access will be available via Tudor Road (right in right out) and Elmore Road (right in right out). There will also be emergency access provided to E. 43rd Place.

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 University Area 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;**

This criterion is met.

The site plan is consistent with the underlying plat of the property (Plat 2023-43). This development is consistent with the 2016 UMED District Plan Update. This property was designated as Major Institutional which includes medical centers, and social service providers (organizations) that serve a wide area of the community, region, or state that collectively function as a major

activity and employment center and are not usually integrated into residential areas. This proposed development is consistent with the B-3 (General Business) 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*;

This criterion may be met.

See below for conformance with AMC 21.04, 21.05, 21.06, and 21.07:

21.04.030 Commercial Districts

D. B-3 General Business District

2. District-specific standards

b. Height Increase Permitted

Buildings in the B-3 district may exceed the maximum height established for areas outside of Midtown in table 21.06-2, up to a maximum height of 60 feet, subject to the following:

- i. The development shall be within an area designated by the comprehensive plan as a commercial center or other type of urban center above the neighborhood scale.

This standard is met.

This site is designated Town Center in the Anchorage 2040 Land Use Plan.

- ii. The development shall be subject to administrative site plan review and section 21.07.070, Neighborhood Protection.

21.07.070 Neighborhood Protection Standards

C. Nonresidential Development Adjacent to Existing Residential Use

As a condition of the approval of any conditional use permit, site plan review, subdivision, or variance of any nonresidential use located within 200 feet of any residential district, the decision-making body shall be authorized to impose conditions that are necessary to reduce or minimize any potential adverse impacts on residential property. Such conditions shall be based on findings which support the imposed condition as required by subsection 21.07.070B., and may include but are not limited to the following:

1. *Hours of operation and deliveries;*

This standard is met.

This site will provide 24-hour health care for patients receiving long term care. However, this facility conducts normal day-to-day operations and deliveries between 7 am and 10 pm.

2. Location on a site of activities that generate potential adverse impacts on adjacent uses, such as noise and glare;

This standard is met.

This site is designed with the main public entrance to the southeast away from the residential property. The structured parking garage at the rear of the building is faced with slats to reduce noise and glare in addition to the L2 Buffer Landscaping.

3. Placement of trash receptacles, compactors, or recycling;

This standard is met.

This proposed site is screening the dumpster location.

4. Location and screening of loading and delivery areas, garages, vehicle fleet parking, or vehicle maintenance areas;

This standard is met.

This proposed site has designated loading, delivery areas, garages, and vehicle fleet parking in an enclosed parking garage area to the rear of the structure.

5. Lighting location, intensity, and hours of illumination;

This standard is met.

This site lighting is designed to stay on property and not project across the property lines.

6. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities;

This standard is met.

There are no proposed outdoor vending machines, telephones, or similar outdoor services and activities.

7. Additional landscaping and screening to mitigate adverse impacts;

This standard is met.

This site is maintaining and installing 10 percent more landscaping than is required. This additional landscaping will help mitigate adverse impacts to the residential property to the north.

8. Height restrictions to preserve light and privacy;

This standard is met.

The distance from the proposed building to the nearest existing residence is approx. 180ft. This increase of 10-feet will likely appear de minimis to the surrounding properties.

9. Ventilation and control of odors and fumes;

This standard is met.

This site is proposing a mechanical penthouse to enclose all mechanical equipment within the structure to control odors and fumes.

10. Paving to control dust; and

This standard is met.

The proposed site is fully paved.

11. Location and orientation of changeable type or illuminated signs, to protect residential character and privacy and views from residential units.

This standard is met.

The proposed signs are located along Tudor Road and Elmore Road at entrances to the facility away from residential zoning.

AMC 21.05.010E., Table of Allowed Uses: Residential, Commercial, Industrial and Other Districts

Health Care Facility is a permitted use in accordance with Table 21.05-1. This review is being conducted to allow for increased building height.

21.05.040, Community Uses: Definitions and Use-Specific Standards

F. Health Care Facility

This category includes uses that provide medical or surgical care to patients. Accessory uses may include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, and housing for staff or trainees. Specific use types include:

1. Health Services

a. Definition

Establishments primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, surgical, or other services to individuals, including the offices of chiropractors, physicians, dentists, and other licensed medical practitioners, medical and dental laboratories, outpatient care and outpatient care facilities, pharmacies, home health care agencies, and blood banks.

b. Use-Specific Standard

Applicable health service establishments shall comply with the medical facility accessible parking requirements; see subsection 21.07.090J.5.

This standard is met.

This proposed site plan shows 65 patient and visitor parking spaces. This requires a minimum of 7 accessible parking spaces. There are 7 accessible spaces provided and 4 of these 7 are van accessible.

2. Hospital/Health Care Facility

a. Definition

A facility or institution, whether public or private, principally engaged in providing inpatient services for medical, surgical, or psychiatric care, and the treatment and housing of persons under the care of doctors and nurses. Examples include general or specialty hospitals, but exclude habilitative care facilities, assisted living facilities, and nursing facilities. Training, rehabilitation services, and health services may be permitted as accessory uses, if integral to the facility's function. Other accessory uses may include pharmacies and central services facilities, such as kitchens and laboratories which serve the health care facility.

b. Use-Specific Standards

i. Minimum Lot Size Unless otherwise authorized by the planning and zoning commission, the minimum lot size for a hospital/health care facility shall be as follows:

(A) Six to 10 beds: 21,780 square feet.

(B) Eleven to 20 beds: 43,560 square feet.

(C) Every 10 beds (or fraction thereof) over 20 beds: 21,780 square feet.

This standard is met.

This lot is 161,888 square feet allowing up to 74 beds.

ii. Vegetated Open Space A minimum of 15 percent of the lot shall remain as a planted open area, landscaped area, natural vegetation area, or usable yard, to exclude buildings, driveways, parking lots, sidewalks, etc., unless the decision-making body determines that retention of less than 15 percent of the lot as open area, etc., allows for sufficient buffering of adjacent uses.

This standard is met.

The applicant provided landscaping plans showing 25 percent vegetated open space.

iii. Landscaping Buffer L2 buffer landscaping shall be provided along all lot lines adjacent to a residential use or district.

This standard is partially met.

The applicant provided landscaping plans showing L2 buffer landscaping along the majority of the northern property line abutting residential district. There is one section 87 feet in length showing L1 Parking Lot Perimeter Landscaping.

iv. Institutional Master Plan In accordance with section 21.03.110, hospitals with an approved institutional master plan are exempt from the review and approval procedures required by table 21.05-1, table 21.09.050-1, or table 21.10-4, for projects developed under the auspices of the approved institutional master plan.

This standard does not apply to this development.

v. Accessible Parking Hospital/health care facilities shall comply with the medical facility accessible parking requirements of subsection 21.07.090J.4.

This standard is met.

This proposed site plan shows 65 patient and visitor parking spaces. This requires a minimum of 7 accessible parking spaces. There are 7 accessible spaces provided and 4 of these 7 are van accessible.

21.06.020B., Table of Dimensional Standards: Commercial and Industrial Districts

This standard is met.

The proposed site plan complies with the dimensional standards for the B-3 district.

- **Minimum lot Area 6,000 square feet** – 161,888 square feet provided
- **Minimum lot width 50 ft** – 416.00 ft provided
- **Max lot coverage Unrestricted**
- **Minimum setback requirements**
 - **Primary Front 10 ft** – 65.0 ft provided
 - **Secondary Front 5 ft** – 108.3 ft provided
 - **Side 15 ft if adjacent to a residential district; otherwise, 0 or at least 10 ft** – 26.1 ft. provided adjacent to a residential district, 54.7 feet provided to commercial district.
- **Maximum height of structures**
 - **Principal 45 ft** – 55.00 ft proposed (up to a maximum height of 60 feet subject to an administrative site plan review)

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:

5. B-1A, B-1B, B-3, RO, and nonresidential development in residential districts:
 - a. Private open space equal to five percent of the gross floor area of the nonresidential portion of the development shall be provided, up to a maximum requirement of 2,000 square feet.

This standard is met.

The proposed development provides just over thirteen (13) percent of private open space.

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 five percent (5%) 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 locations for snow storage areas are shown as grass or paved.

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 Elmore Road shall be designed to comply with the standards of the DCM and MASS.

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 a five foot (5') wide walkway connecting the front of the building to the sidewalk along Tudor Road.

- 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 a five foot (5') wide walkway connecting the front of the building to the sidewalk along Tudor Road.

- 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 is met.

The proposed site plan shows a five foot (5') wide walkway connecting the front of the building to the sidewalk along Tudor Road and to the transit stop.

- 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.

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.

The proposed site plan shows a five foot (5') wide walkway connecting the front of the building to the sidewalk along Tudor Road.

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

This standard is met.

The proposed walkways will be 4 inches of PCC.

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 walkways 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
<p>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.</p> <p>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 21.15.0200. Visual access windows (“Window, providing visual access”), primary entrance, and ground-floor wall area are defined in 21.15.040.</p>	

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 not met.

This development has not provided a minimum of 20% of building elevation width along Tudor Road that is not encumbered by off-street automobile parking or circulation. The building elevation facing Elmore Road is over 100 feet away and is therefore exempt.

D. Minimum required visual access windows or primary entrances on non-residential ground-floor street-facing building elevation – 15% on primary frontage and 10% on secondary frontage.

This standard may be met.

Calculations showing the minimum of 10% on secondary frontage were not provided in the application or plans. The primary frontage along Elmore Road is over 100 feet away and is therefore exempt.

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 5% on secondary frontage were not provided in the application or plans. The primary frontage along Elmore Road is over 100 feet away and is therefore exempt.

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 is met.

The proposed designs provided show a covered entry meeting the minimum size required.

- 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 is met.

The plans provided a distinguished 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 entrance is visible from Tudor Road and a portion of Elmore Road.

- 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 is met.

The proposed site plan shows heated sidewalks around the entry and serving all the ADA accessible parking stalls. The proposed building plans also integrate an enhanced primary entrance meeting at least three of the required standards.

21.07.080, Landscaping, Screening, and Fences

C. Landscape Plan

- 1.** All landscaping and screening required under this section 21.07.080 shall be reflected on a landscape plan for review and approval by the decision-making body.

This standard is met.

Landscape plan for review and approval was provided.

- 2.** Minimum requirements for the landscape plan are as follows:
 - a.** Where the sum of the required perimeter and parking lot landscaping is less than 1,000 square feet, an indication on the plan showing where the landscaping will be and the code requirements for landscaping.
 - b.** Where the sum of the required perimeter and parking lot landscaping is greater than 1,000 square feet, the landscape plan must be prepared by a licensed landscape architect registered by the State of Alaska consistent with AS 08.48 and 12 AAC 36. Additional requirements are as follows:

This standard is met.

The sum of required landscaping is greater than 1,000 square feet. The landscape plan provided was prepared by a licensed landscape architect registered by the State of Alaska.

- i.** Plan scale shall be easily readable and not smaller than one-inch equals 30 feet.

This standard is met.

- ii.** Plans and/or schedules shall call out the common and scientific name for each plant type or ground cover to be used.

This standard is met.

- iii.** The plan shall identify plant locations and sizes in accordance with the sizing standards of the American Standard for Nursery Stock (ANSI Z60.1-2004) as published by the American Nursery and Landscape Association.

This standard is met.

- iv.** The plan shall identify locations and areas where existing native vegetation is being used to fulfill the requirements of this section.

This standard is met.

- v.** The location of buildings, walkways, vehicular circulation (to include adjacent streets), retaining walls, and fences shall be indicated.

This standard is met.

- vi.** Topography, expressed in contours or spot elevations, shall be identified on plans. Additionally, all drainage features to include

swales, biofiltration swales, drainage basins, snow storage and disposal areas, and any inlets for storm drains shall be identified on plans. A separate plan, detailing site grading, that includes contours and/or spot elevations is acceptable.

This standard is met.

These details are provided on the civil site plan.

vii. The plan shall identify existing and proposed utility elements such as easements, transformers, utility poles, overhead and underground utility lines, streetlights, and curb cuts that affect the landscape plan.

This standard is met.

viii. Planting details shall be provided. North arrow and scale shall be included.

This standard is met.

E Types of Landscaping

Four types of landscaping may be required for a development, depending on the use and zoning district of the property and adjacent properties, and the portion of the property involved. These types of landscaping are: (1) site perimeter landscaping; (2) parking lot landscaping—perimeter and interior; (3) site enhancement landscaping applied in site interiors; and (4) tree requirements for new residential development. Minimum requirements for these landscaping types are set forth in subsections 21.07.080E.1. through E.4. below and in table 21.07-1.

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

This standard is partially met.

The proposed site plan is currently showing L1 Visual Enhancement Landscaping along the southern, eastern, and western property lines abutting Tudor Road, Elmore Road, and the B-3 district. The site plan is showing L2 Buffer Landscaping along the northern property line abutting the R-3 district except for the eastern 87 feet. Provide an updated site plan showing L2 Buffer Landscaping the full length of the northern property line.

- **North Property Line R-3 – L2 (Use-Specific Standard)**
- **East Property Line B-3/Elmore Road – L1**
- **West Property Line B-3 – None Required**
- **South Property Line B-3/Tudor Road – L1**

2 Parking Lot Landscaping Requirements

b. Parking lot perimeter landscaping.

- i.** Parking lot perimeter landscaping is required for all parking lots with ten or more parking spaces that are associated with any multifamily or nonresidential use, and for parking lots that are a principal use on a site.
- ii.** Parking lot perimeter landscaping shall be placed on all perimeters of a parking lot, which includes appurtenant driveways, where the parking lot abuts a property line. L2 buffer landscaping shall be used where a nonresidential district abuts a residential district, or is adjacent to a residential district across an alley, and where a multifamily district abuts a single-family residential district. All other sides of the parking lot perimeter shall have L1 visual enhancement landscaping.

This standard is partially met.

Parking lot perimeter landscaping (L1) is required along the southern, eastern, and western property lines. Buffer landscaping (L2) is required along the northern property line. Provide the additional L2 buffer landscaping along the northwest property line.

- c.** Parking lot interior landscaping. Parking lot interior landscaping is intended to visually enhance and break up the area of larger parking lots. Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking, circulation aisles, and appurtenant driveways. Development in the DT districts is exempt from the requirements in this subsection, and shall instead follow the parking lot landscaping standards set forth in subsection 21.11.070D.1.

The parking lot contains 66 parking spaces, so parking lot interior landscaping is required. The total parking and drive aisle area is 44,492 square feet.

- i.** Parking lot interior landscaping requirements are as follows:
 - (A)** 40 to 100 parking spaces: An area equal to at least five percent of the parking lot shall be devoted to landscaping.

This standard is met.

This site requires 2,225 square feet of landscaping. The proposed landscape plan provides 3,493 square feet of parking lot interior landscaping.

- ii.** Areas eligible to be counted as parking lot interior landscaping in subsection c.i. above shall be surrounded by parking area and/or driveway on at least three sides, except that up to 50 percent of the total parking lot interior landscaping, up to a maximum of 800 square feet, may include landscaping areas with parking area

and/or driveway on only two sides (such as corner areas of parking lots).

This standard is met.

Of the 3,493 square feet of parking lot interior landscaping required, less than 800 square feet of the parking area and/or driveway will have only two sides.

3. Site Enhancement Landscaping

This standard is met.

Site enhancement landscaping is shown and accounted for along the eastern property line between required landscaping and property line designed to accommodate the drainage easement and controlled movement of water.

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 existing trees to be protected and maintained.

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.

Plans for a dumpster enclosure were provided.

3. Service and Off-Street Loading Areas

a. Applicability

This standard is intended to mitigate visual and noise impacts of service and off-street loading areas on abutting residential uses and neighborhoods, and streets. The standards shall apply to all service and

off-street loading areas serving nonresidential uses that are visible from a street or a nonindustrial zoning district. Service and off-street loading areas in the DT districts are exempt from this subsection and shall instead comply with subsection 21.11.070D.2.

This standard is met.

Loading facilities will be located within the parking garage on the north side of the property and semi enclosed with screening.

21.07.090 Off-Street Parking and Loading

G Off-Street Loading Requirements

No building or structure used for any use specified in the loading column of Table 21.07-4 shall be erected, nor shall any such existing building or structure be altered so as to increase its gross floor area by 25 percent or more, without prior provision for an off-street loading berth in conformance with the following minimum requirements.

Table 21.07-8: Off-Street Loading Berths

- **Health Care Facilities**

- **Over 100,000 square feet** – 2 Type B Berths

This standard is met.

The proposed site plan provides for these two (2) 30'x10' berths to be located within the first floor of the structure parking facility.

H Parking and Loading Facility Design Standards

1. Purpose

The parking and loading facility design standards promote vehicle areas which are safe, efficient, convenient, and attractive for motorists and pedestrians. Parking facility locations within a site are encouraged to be located elsewhere than the front area between the building and its street frontage, in order to enhance the function, character, and walkability of the area. These design standards also enhance the compatibility of parking and loading facilities with their surroundings.

This standard is met.

The proposed site plan provides for landscaping and screening, pedestrian access and circulation, vehicular access and circulation, parking space and aisles dimensions, and paving.

J Accessible Parking Spaces

1 Required Number of Accessible Parking Spaces

This standard is met.

The proposed development requires six (6) total accessible spaces of which two (2) must be van accessible spaces. The proposed site plan has provided seven (7) total accessible spaces with four (4) that are van accessible.

K Bicycle Parking Spaces

2. Bicycle Parking Required

Table 21.07-11 establishes the minimum number of bicycle parking spaces required per principal use, and the percentage of these spaces required to be developed as long-term (employee, resident) bicycle parking, versus short-term (visitor) spaces. The requirements are intended to follow the recommendations in the Anchorage Non-Motorized Plan. The required minimum number of spaces is calculated as follows:

Table 21.07-11: Bicycle Parking Spaces Required

- **Hospitals/Health Care Facilities**

- **Minimum Number of Bicycle Spaces**

- **1 space per 5,000 square feet gross floor area** – $201,000 \text{ sq.ft.} \div 5,000 \text{ sq.ft.} = 40$ Required

- **Minimum Percentage for Long-Term Spaces**

- **75 percent** – $40 \times .75 = 30$ Required

This standard may be met.

The proposed site plan shows 32 of the required 40 total spaces and 26 of the required 30 long-term spaces. Please provide the 8 additional total spaces with 4 of the 8 being long-term spaces.

M Structured Parking

1. Purpose

Parking structures and structured parking within buildings shall comply with the provisions of this subsection, in order to be compatible with the architectural character and quality of adjacent buildings; avoid adverse impacts to abutting sidewalks or residential properties; use color, massing, and other architectural features to reduce apparent bulk; and screen potential visual impacts from garage lighting or parked vehicles. It is also the intent of this section to ensure safe and convenient vehicle access and parking, and to avoid impeding traffic on adjacent streets and pedestrian facilities.

This standard is met.

The proposed structured parking shall comply with this subsection.

21.07.100, Exterior Lighting

Nonresidential Uses and Districts

All parking facilities in nonresidential zoning districts and parking facilities which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios, and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public streets and light trespass onto adjoining property.

This standard is met.

The proposed development has provided a lighting plan to meet lighting requirements.

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

This criterion is met.

There are no anticipated significant adverse impacts because of this height increase. The architectural design is consistent with the character and scale of the surrounding uses. The proposed height increase will act as a transition between commercial and multifamily/university student housing to the north and west and the larger scale buildings east across Elmore Road at the Alaska Native Hospital Campus (ANHC).

Considering the distance from the proposed building to the nearest existing residence at approx. 180ft. This increase of 10-feet will likely appear de minimis to the surrounding properties. The applicant has applied sound site design principles into the proposed site plan to ensure a safe, aesthetically pleasing, and well-functioning environment for the community.

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

This criterion is met.

The site plan is consistent with the applicable comprehensive plans which are the *2020 Anchorage Bowl Comprehensive Plan* and *Anchorage 2040 Land Use Plan*.

Anchorage 2020- Anchorage Bowl Comprehensive Plan

This parcel is shown within the Major Employment Centers and the Redevelopment/Mixed-Use Areas of the Anchorage 2020 Land Use Policy Map, and the following policies apply to this project:

Major Employment Centers

Intent: Three specific areas of the Anchorage Bowl are intended to provide the highest concentrations of office employment (greater than 50 employees/acre), and the attendant infrastructure to support a mix of

high-intensity land uses in order to support a more balanced transportation system. Medium- to high-density residential developments are intended to surround these core employment centers. Higher density mixed-use development that includes residential uses would also be encouraged within the employment center core. There is an emphasis on connectivity among the land uses to include and facilitate pedestrian and transit facilities along with traditional auto access.

Policy 23: *Major Employment Centers, shown on the Land Use Policy Map, exist at the Downtown, Midtown, and University/Medical areas. Characteristics of these centers are as follows:*

- a) Concentrations of medium- to high-density office development with employment densities of more than 50 employees per acre;*
- b) Promotion of compact, mixed commercial/office development where businesses are close enough to walk between;*
- c) New buildings oriented to the street with parking located in parking structures or to the side or behind the buildings;*
- d) Creation or enhancement of public focal points such as plazas or parks, including public art;*
- e) Residential development as an ancillary use; and,*
- f) A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping.*

Redevelopment/Mixed-Use Areas

Intent: Redevelopment/mixed-use areas are distinct sections of the Bowl where redevelopment of underutilized parcels and infill development of vacant parcels will concentrate on pedestrian-oriented residential and mixed-use development that support and connect to major employment centers. These areas are intended to develop into “urban villages,” to provide a balance between the housing supply and neighborhood amenities and the concentration of jobs in the nearby employment centers. Connectivity between redevelopment areas and employment centers will include pedestrian and transit links.

Anchorage 2040 Land Use Plan

This parcel is designated as Town Center with the Residential Mixed-Use Development overlay in the 2040 Anchorage Land Use Plan. The use and site plan are consistent with the following goals and policies:

Goal 1 *Anchorage achieves residential and commercial growth, which improves community resiliency and citizens’ quality of life as it supports their vision for the future expressed in the Comprehensive Plan.*

- LUP 1.3** *Coordinate area-specific plans and updates so that collectively these maintain or improve Anchorage's capacity to accommodate housing, employment needs, and achieve its goals for growth.*
- Goal 3** *Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.*
- LUP 3.2** *Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city's needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.*
- Goal 10** *The community supports its anchor institutions and facilities and recognizes the important local and statewide benefits they provide, while mitigating adverse impacts associated with development and expansion.*
- LUP 10.1** *Encourage and expand partnerships with Anchorage's anchor institutions and facilities to promote and coordinate growth and development compatible with surrounding neighborhoods.*

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.

Tract G5-1, Athenian Village Subdivision (Plat 2023-43); prepared by: DOWL, 5015 Business Park Blvd #4000, Anchorage, AK 99503; dated July 5, 2024.

2. Provide to the Planning Department for approval:
 - a. An amended Site Plan, an Alternative Equivalent Compliance, or a Design Variance, to resolve the lack of a minimum of 20% of street facing building elevation width along Tudor Road that is not encumbered by off-street automobile parking or circulation.
 - b. Calculations showing the minimum required visual access windows or primary entrances on non-residential ground-floor street-facing building elevation of 10% on secondary frontage.
 - c. Calculations showing the minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations of 5% on secondary frontage.
 - d. A landscape plan in accordance with AMC 21.07.080C that addresses the following:
 - i. L2 buffer landscaping the full length of the northern property boundary abutting a residential district in accordance with AMC 21.05.040F.2.b.iii.
 - e. An updated site plan showing additional bicycle parking requirements.
3. Acquire letters of nonobjection from Anchorage Water and Wastewater Utility (AWWU) for improvements within water easements.
4. Resolve with MOA Traffic the following:
 - a. Show site distant triangles for each driveway.
 - b. Provide approval to construct and driveway permits from the State of Alaska Right-of-Way.
5. Resolve with DOT&PF the following:
 - a. The need for a Traffic Impact Analysis.
 - b. The rebuilding of the current driveway approaches off Elmore Road and Tudor Road back to a barrier curb and sidewalk.
 - c. The proposed Elmore sidewalk will need to meet DOT&PF design standards.

6. 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. Applicant will need to apply for an "Approach Road Reviews" for vehicle access onto Elmore Road and Tudor Road and any pathway connections.
2. DOT&PF recommends a pedestrian connection from the corner of Elmore and Tudor Road onto the property.
3. Access from Elmore Road and Tudor Road will be limited to right in/right out only.
4. Coordinate with DOT and MOA for required Traffic Control signage needed for Elmore Road and Tudor Road access.
5. Applicant has entered into a Subdivision Agreement with Private Development for the required Class A improvements.

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 in a timely manner, 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