

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

Phone: 907-343-7909
Fax: 907-343-7927

Mayor Suzanne LaFrance

August 2, 2024

Peter Briggs, Corvus Design
2506 Fairbanks Street, Unit B
Anchorage, AK 99503

Case: 2024-0078- Enstar Natural Gas Company

Request: Alternative Equivalent Compliance for landscaping

Property Description: Interair Subdivision, Block 1, Lot 4

Parcel ID: 009-211-21-000

Property Address: 5151 Fairbanks Street, Anchorage, AK 99503

Dear Mr. Briggs,

This letter is in response to your request for Alternative Equivalent Compliance (AEC) for the required Parking Lot Perimeter Landscaping along the southern property line, Case 2024-0078. This AEC proposes to install the required Parking Lot Perimeter Landscaping within the Parking Lot Interior Landscaping of this site.

The Department finds that the alternative landscape meets the criteria for AEC approval in accordance with AMC 21.07.010D.6.a-c.:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.**

The proposed alternative design is to install the required Parking Lot Perimeter Landscaping required along the southern property line within the Parking Lot Interior Landscaping and other locations on this site.

The required Parking Lot Perimeter Landscaping along the south property line for this site is approximately 1,760 square feet. The proposed landscape plan provides for 1,871 square feet of additional landscaping in addition to the required Parking Lot Interior Landscaping.

Therefore, this increase in landscaping meets the subject design standard to a better degree.

- b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.**

The proposed alternative is compliant with the following goals and policies of applicable comprehensive plans:

Anchorage 2020

Policy #43 *Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review.*

The subject parcel is abutting I-1 Light Industrial uses to the north, south, and west and B-3 General Business to the east. The proposed interior landscaping will enhance this site.

Anchorage 2040 Land Use Plan

LUP 9.1. *Identify and preserve a suitable, predictable supply of industrial land in areas most appropriate for existing and future high-priority industrial uses.*

The tool of alternative equivalent compliance is meant to provide design flexibility for constrained projects that can accommodate an equivalent design standard to what is otherwise required. The applicant is proposing a unique solution to provide an alternative design which is different but provides aesthetic enhancements that are consistent with the intent of the Parking Lot Perimeter Landscaping requirements.

c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

The proposed alternative design to provide the required square footage of Parking Lot Perimeter Landscaping throughout the interior of this site achieves the intent and provides an equivalent to or better aesthetic to the subject design standard that will be of a benefit to the community.

The Department APPROVES this AEC request to allow an alternative to the required Parking Lot Perimeter Landscaping along the southern property line per AMC 21.07.080E subject to the following conditions:

- 1) All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the plans on file with the Planning Department.

Please feel free to contact me if you have any questions.

Sincerely,



Craig H. Lyon
Director
Planning Department