

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

DATE: October 18, 2024

CASE NO: 2024-0103

APPLICANT: Alaska Rhodiola Enterprises, LLC

REQUEST: Administrative Site Plan Review for Light Manufacturing in the B-3 (General Business) District

LOCATION: 1120 Huffman Road, Suite 14, Anchorage AK 99515

COMMUNITY COUNCILS: Old Seward-Oceanview

TAX NUMBER: 018-024-43

GRID: SW2832

RECOMMENDATION SUMMARY: Approval with conditions

SITE

Area: 2.688 Acres (117,092 square feet)
 Vegetation: Paved lot with some landscaping
 Zoning: B-3 (General Business) District
 Topography: Flat
 Existing Use: Commercial
 Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: "Town Center" and "Greenway Supported Development" per the *Anchorage 2040 Land Use Plan*
 "Town Center" per *Anchorage 2020*

SURROUNDING AREA

	North	East	South	West
Zoning:	I-1	B-3	B-3	B-3
Land Use:	Retail Multi-Occupancy	Retail Single Occupancy	Condominium (Fee Simple)	Condominium (Fee Simple)

PROPOSAL

Alaska Rhodiola Enterprises, LLC is requesting to develop a capsule supplement manufacturing facility (Light Manufacturing) in a B-3 district at Suite 14, 1120 Huffman Road, Anchorage, AK 99515.

FINDINGS

21.03.180F, Approval Criteria

An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of 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 site plan is consistent with the previously approved subdivision plat (850202) and does not have a planned development master plan or any other precedent plan. An Administrative Site Plan Review is required by Table AMC 21.05-1 for Light Manufacturing in the B-3 district.

- 2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, Zoning Districts, chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards.**

This standard is met.

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

AMC 21.04.030D.2, General Business District-Specific Standards

This standard is met.

There are no applicable district-specific standards.

AMC 21.05.060B.5.b., Manufacturing, Light, Use-Specific Standards

- i. This use shall comply with the use-specific standards set for in subsection 21.05.060A.1 for contractor and special trades, light.**

This standard is met.

See below for conformance with AMC 21.05.060A.1.; *Contractor and Special Trades, Light.*

- ii. Building areas used as part of the manufacturing process or related storage or distribution shall have a building height of no more than 35 feet.**

This standard is met.

The manufacturing facility will inhabit one suite (Suite 14) of the strip mall at 1120 Huffman Road. The floor to ceiling height for that suite is 9 feet. Additionally, the building seems to have been operated legally since before 1990, and since the manufacturing facility changes none of the external envelope of the building, the building meets this dimensional standard.

- iii. When a new establishment is proposed, or when an existing establishment is proposed to be expanded, advance documentation that the establishment will conform to the operation standards of section 21.07.140 and the regulations of title 15 for noise, odor, and airborne emissions shall be required prior to issuance of the land use permit. The documentation shall include an evaluation and explanation certified by a registered engineer or architect, as appropriate, that the proposed activity can achieve the off-site noise, odor, and airborne emissions standards of the municipality. Such evaluation shall describe the measures to be taken by the applicant to meet the standards. Such measures may include, for example, the provision of buffers, reduction in hours of operation, relocation of mechanical equipment, increased setbacks, and use of specific construction techniques, operations, equipment, or building materials. The decision-making body shall determine the appropriate measures to be taken by the applicant to significantly reduce potential odor, dust, and airborne pollutant emissions. The measures to be taken shall be indicated on the plans as conditions of approval. After a permit has been issued, any measures that were required by the permit to limit noise shall be maintained.**

This standard is met.

The proposed manufacturing facility is expected to be noiseless and odorless as the equipment does not produce noise and the plant material involved in the capsule making process does not have a noxious odor. Additionally, the vacuum distillation equipment used is a closed system that captures all ethanol, including fumes, and thus does not require exterior ventilation. The equipment manufacturer further recommends 80 CFM of ventilation, and the current site (Suite 14) has a confirmed minimum of 120 CFM.

See below for conformance with AMC 21.07.140, *Operational Standards*.

AMC 21.05.060A.1.b., Contractor and Special Trades, Light, Use Specific Standards

- i. The development shall comply with subsections 21.04.030G.7.a. and 7.b. regarding building placement and orientation.**

This standard is met.

AMC 21.04.030G.7.a. and 7.b; *Building Placement and Orientation* was eliminated by AO 2023-050.

- ii. **Individual uses are limited to no more than 5,000 square feet of gross floor area by administrative site plan review. Individual uses of up to 20,000 square feet may be proposed through a conditional use review. Conditions of approval shall include a determination by the planning and zoning commission that the proposed size, site plan, and/or location is appropriate relative to designated commercial centers, transit corridors, and similar policy areas identified in the comprehensive plan.**

This standard is met.

The total areas devoted to light manufacturing will be 1,200 square feet which is less than 5,000, making it eligible for approval by an administrative site plan review.

- iii. **The use shall be operated within a completely enclosed building, except for parking and loading. Outdoor display or storage of objects or materials is prohibited.**

This standard is met.

The site plan provided details that all operations for capsule manufacturing will be completely within the enclosed building. There is no outdoor display or storage of light manufacturing equipment.

- iv. **Vehicles with a GVWR of more than 12,000 lbs shall not remain on the premises except as necessary to load and discharge contents.**

This standard is met.

The petitioner does not anticipate vehicles with a gross vehicle weight rating (GVWR) of 12,000 pounds or greater. Supply shipments are expected to be delivered monthly or bimonthly to the back door of the facility, which may involve vehicles of more than 12,000 GVWR. If there are vehicles of more than 12,000 GVWR, they will be used only for loading or discharge and will not remain on the site.

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

This standard is met.

Light manufacturing is permitted subject to an Administrative Site Plan Review in the B-3 zoning district, in accordance with Table 21.05-1.

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

This standard is met.

The site complies with the dimensional standards for the B-3 district. The minimum lot dimensions are 6,000 square feet, 50-foot lot width, unrestricted lot coverage, and maximum height is 45 ft.

The minimum lot area required is 6,000 square feet and the site contains 117,092 square feet. The width of the parcel is 450 feet. The height of the building is approximately 15'-3" feet from the midpoint of the roof-line.

The site plan meets all of the required setbacks from property boundaries, which are 10-foot front setback, 5-foot side setback, and a 5-foot rear setback. The proposed manufacturing facility is going to be present only in Suite 14.

AMC 21.07.080E.1., Site Perimeter Landscaping Requirements

This standard is met.

The *Official Streets and Highways Plan* specifies that Huffman Road and Old Seward Highway are "Minor Arterials" and Silver Fox Lane is a "Local Road". There is no required landscaping to the south of the property which abuts two adjacent B-3 parcels. Visual Enhancement Landscaping (L1) is required as Site Perimeter Landscaping along the north, east, and west property boundaries. Sufficient landscaping seems to be present along the property lines along the east and west of the site, while landscaping along the northern property line may need improvement to meet AMC Title 21 standards. However, the existing building is assumed to have nonconforming rights for the lack of site perimeter landscaping.

AMC 21.07.080E.2., Parking Lot Landscaping Requirements

This standard is met.

L1 Parking Lot Perimeter Landscaping is required on all perimeters of the parking lot, as well as Parking Lot Interior Landscaping equal to at least eight percent of the parking lot. However, as stated above, this site is assumed to enjoy nonconforming rights to the parking lot landscaping requirements and is not required to move in the direction of conformity per AMC 21.13.060C.

AMC 21.07.090E., Off-Street Parking and Loading Requirements

This standard is met.

Expected requirement for parking spaces for this site are 2 for the employees and none for customers as the facility is not open to the public. The site plan provides 134 parking spaces. No parking is required by AMC Title 21.

AMC 21.07.140, Operational Standards

C. Standard

No use may cause excessive noise, vibrations, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat, or glare at or beyond any lot line of the lot on which it is located. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes a fluctuation in line voltage off the premises. The term “excessive” is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare, or convenience.

This standard is met.

The applicant narrative states that the manufacturing process that is proposed will not create any noise, odor, or airborne emissions.

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 site is not anticipated to have any significant adverse impacts to the surrounding neighbors. The manufacturing process is low volume, low waste and non-intrusive in nature.

Additionally, adequate ventilation (120 CFM provided on-site when the equipment manufacturer recommends 80 CFM) and closed-system equipment will mitigate any potential environmental impacts. The floor drain is also isolated from the production space to prevent any potential ethanol spills from entering drainage pipes.

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

The standard is met.

The manufacturing facility is consistent with the goals and policies of the Comprehensive Plan, particularly:

2020 Anchorage Bowl Comprehensive Plan

- *Policy 1: The Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance.*

The proposed manufacturing facility provides employment opportunities as a designated town center. This provides focus on the parcel as integral to the commercial activities expected of a town center.

- *Policy 7: Avoid incompatible land uses adjoining one another.*

All neighboring land uses are commercial (B-3) or industrial (I-1). There are, thus, no incompatible land uses.

- *Policy 21: All new commercial development shall be located and designed to contribute to improving Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance.*

The commercial facility is in a town center. This is in line with the prerogative of the policy as commercial land is being redeveloped, converted and reused.

2040 Land Use Plan

- *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.*

This manufacturing facility incentivizes reuse of commercial space, providing commercial growth. These aspects fall in line with the objectives of the land use plan.

- *Goal 7, Compatible Land Use: Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.*

The surrounding properties are all zoned for commercial use and industrial use. The manufacturing facility maintains this trend by adding one more commercial/industrial use in the neighborhood.

- *Strategy 8: Preservation and Re-use of Older Buildings*

This strategy incentivizes the reuse and development of older buildings, and the manufacturing facility proposed here accomplishes by reusing already built space.

DEPARTMENT RECOMMENDATION

The Department approves the site plan amendment, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, submittals, and the following plans on file at the Planning Division, except as modified by these conditions of approval:

Alaska Rhodiola Enterprises, LLC; Determine Design, LLC, Sheet A - 0.1 Site Plan; Drawn by Daniel H. Clift, Registered Professional Engineer

Alaska Rhodiola Enterprises, LLC; Determine Design, LLC, Sheet A - 1.1 First Floor Plan; Drawn by Daniel H. Clift, Registered Professional Engineer

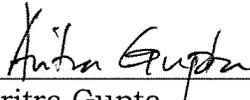
2. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.

Reviewed by:



Craig H. Lyon
Director

Prepared by:



Aritra Gupta
Associate Planner