

# Application for Major Site Plan Review

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



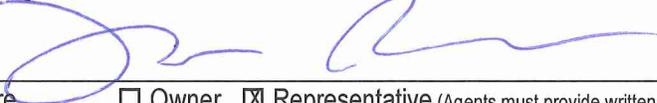
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Municipality of Anchorage Parks and Recreation		Name (last name first) Boutet, Jacques, P.E.--The Boutet Company, Inc.	
Mailing Address 632 W. 6th Avenue, Suite 630		Mailing Address 601 E. 57th Place, Suite 102	
Anchorage, AK 99501		Anchorage, AK 99518	
Contact Phone: Day 343-4355	Evening	Contact Phone: Day 522-6776	Evening
Fax		Fax 522-6779	
E-mail RoddaJH@muni.org		E-mail JBoutet@TBCak.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 019-011-10-000			
Site Street Address: 769 W. Klatt Road			
Current legal description: (use additional sheet if necessary) SOCCER AND BASEBALL SUBDIVISION, TRACT B			
Zoning: PLI	Acreage: 61.04	Grid #: SW2629	Underlying plat #: 98-0053

SITE PLAN APPROVAL REQUESTED	
Use: Master Plan implementation	
<input type="checkbox"/> New SPR	<input checked="" type="checkbox"/> Amendment to approved site plan Original Case #: 2016-0043 (Resolution 2016-006)

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a major site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Signature   Owner  Representative (Agents must provide written proof of authorization) Date 12-13-16

JACQUES BOUTET

Print Name				
Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2017-0016	Requested Meeting Date: 02-08-17

**COMPREHENSIVE PLAN INFORMATION**

Anchorage 2020 Urban/Rural Services:  Urban     Rural

Anchorage 2020 Major Elements – site is within or abuts: N/A

Major employment center                       Redevelopment/mixed use area                       Town center

Neighborhood commercial center                       Industrial reserve

Transit - supportive development corridor                       District/area plan area: \_\_\_\_\_

Chugiak-Eagle River Land Use Classification: N/A

Commercial                       Industrial                       Parks/open space                       Public lands/institutions                       Town center

Transportation/community facility                       Alpine/slope affected                       Special study area                       Development reserve

Residential at \_\_\_\_\_ dwelling units per acre                       Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification N/A

Commercial                       Industrial                       Parks/open space                       Public lands/institutions                       Resort

Transportation/community facility                       Alpine/slope affected                       Special study area                       Reserve

Residential at \_\_\_\_\_ dwelling units per acre                       Mixed use                       Rural homestead

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:                       None                       "C"                       "B"                       "A"

Avalanche Zone:                       None                       Blue Zone                       Red Zone

Floodplain:                       None                       100 year                       500 year

Seismic Zone (Harding/Lawson):                       "1"                       "2"                       "3"                       "4"                       "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:

Preliminary Plat  Final Plat - Case Number(s):

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for Fill/Grade Permit #C16-1820

Wetland permit:  Army Corp of Engineers                       Municipality of Anchorage

**APPLICATION REQUIREMENTS**

1 copy required:     Signed application (original)

Watershed sign off form, completed

8 ½" by 11" copy of site plan/building plans submittal

35 copies required:  Signed application (copies)

Project narrative explaining:

the project                       planning objectives

addressing the site plan review criteria on page 3 of this application

Site plan to scale depicting, with dimensions:

building footprints                       parking areas                       vehicle circulation and driveways

pedestrian facilities                       lighting                       grading

landscaping                       loading facilities                       freestanding sign location(s)

required open space                       drainage                       snow storage area or alternative strategy

trash receptacle location and screening detail                       fences

significant natural features                       easements                       project location

Building plans to scale depicting, with dimensions:

building elevations                       floor plans                       exterior colors and textures

Assembly Ordinance enacting zoning special limitations, if applicable

Summary of community meeting(s)

(Additional information may be required.)

### GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

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;
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*;
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
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.  
(For Above Standards 1-4, Reference Attached Sheets)

### SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. (Non-applicable)



MUNICIPALITY OF  
ANCHORAGE

**Municipality of Anchorage, Alaska**  
**Parks & Recreation Department**

632 W. 6<sup>th</sup> Avenue, Suite 630

P.O. Box 196650

Anchorage, AK 99519

Tel 907-343-4355

URL [www.muni.org/departments/parks](http://www.muni.org/departments/parks)

ANCHORAGE



PARKS & RECREATION

February 24, 2016

Ms. Margaret O'Brien, Senior Planner  
Community Development Planning Division  
P.O. Box 196650  
Anchorage, AK. 99519-6650

Re: Letter of Authorization – South Anchorage Sports Park

Dear Ms. O'Brien:

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of parcel number 019-011-10-000, legally described as Soccer & Baseball Tract B.

We authorize The Boutet Company, Inc. to act on our behalf as the Petitioner's Representative for Site Plan Review and Urban Design Commission application for the 2016 South Anchorage Sports Park Improvements Project.

Sincerely,

*Maeve Nevins 2/24/16*

Maeve Nevins  
Senior Park Planner  
MOA Parks and Recreation Department

cc: Josh Durand, MOA Parks Superintendent  
Jacques Boutet, Project Engineer, The Boutet Company, Inc.

**March 8, 2016**

To: Municipality of Anchorage Park and Recreation Department

From: Bayshore Klatt Community Council (BKCC)

Re: Request for approval of a Resolution supporting the *South Anchorage Sports Park 2016-17 Implementation Project*

**WHEREAS**, the South Anchorage Sports Park (SASP) 2016-17 Implementation Project will adhere to priorities and tasks as outlined by the Implementation Plan identified in Appendix B of the SASP master plan; **and**

**WHEREAS**, the South Anchorage Sports Park master plan update provides a 20 year vision that will guide future development at the park; **and**

**WHEREAS**, the Anchorage Parks and Recreation Department partnered with local Community Councils, stakeholders and user groups to establish an advisory group to assist the Department in identifying and prioritizing desired improvements for the South Anchorage Sports Park; **and**

**WHEREAS**, the improvements proposed in the master plan update are based on community and stakeholder input and have been vetted by the advisory group through deliberation and consensus; **and**

**WHEREAS**, on May 1st, 2014 the Master Plan was approved by the Bayshore/Klatt Community Council; **and**

**WHEREAS**, on August 14th, 2014, the Parks and Recreation Commission approved the South Anchorage Sports Park Master Plan; **and**

**WHEREAS**, on December 1st, 2014, the master plan was approved by the Planning and Zoning Commission; **and**

**WHEREAS**, the items as identified in the 2016-17 SASP Implementation Plan are in accordance with the priorities of the SASP master plan, including:

- parking lot and driveway maintenance and safety upgrades such as lighting, asphalt repairs and striping,
- development of a dog park area;
- trail improvements;
- addition of site amenities including benches, signage, trash receptacles;
- landscape enhancements which includes landscaping on both sides of Klatt Road to allow visibility into the park area while helping to provide a living sight and sound barrier to the homeowners located on the south side of Klatt Road
- construction of a berm on the north side of Klatt Road not to exceed 3' in height to supplement landscaping effectiveness while not preventing visibility into the park area;
- addition of inclusive playground, picnic shelter and plaza;
- relocated remote control car park; **and**

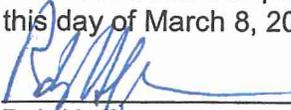
**WHEREAS**, the Parks and Recreation Department agrees to continue to work with the Community Council on exploring feasibility and implementing all other priority items as listed in the SASP master plan as funding becomes available, including:

- develop new bike park and supporting infrastructure;
- develop baseball complex including new "flex" field and upgrade associated site amenities;
- develop the water feature;
- develop dog park area with additional fencing as needed;
- develop additional parking lot off of Tower Road access;
- develop restroom facility;
- oversee investments in infrastructure for Paintball Venue.

**THEREFORE**, be it resolved that the Bayshore Klatt Community Council supports the South Anchorage Sports Park Implementation Plan as intended for broad community use.

Resolution Vote: For  X  Against:      Abstain:    

This resolution was passed by the Bayshore Klatt Community Council  
this day of March 8, 2016.

  
\_\_\_\_\_  
Bob Hoffman  
BKCC President

**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Section  
Planning Division  
PO Box 196650  
Anchorage, AK 99519-6650

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

## NOTICE OF ZONING ACTION

This notice announces that a major site plan review for the South Anchorage Sports Park improvements project has been duly approved by the Urban Design Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2016-0043. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL: Tract B, Soccer & Baseball Subdivision (Plat 98-53), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of West Klatt Road, west of C Street, south of O'Malley Road, and east of Klatt Bog.

PETITIONER: Municipality of Anchorage Parks and Recreation

REQUEST: Major Site Plan Review per AMC 21.03.180 for 2016 South Anchorage Sports Park Improvements Project.

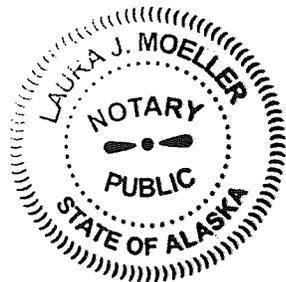
ATTACHMENT: Copy of the Municipality of Anchorage, Urban Design Commission Resolution No. 2016-006

  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA                    )  
  )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 11<sup>th</sup> day of OCTOBER 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 11<sup>th</sup> day of OCTOBER 2016 in this certificate first above written.



  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: 2/22/17



**MUNICIPALITY OF ANCHORAGE**  
**URBAN DESIGN COMMISSION RESOLUTION NO. 2016-006**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW IN ACCORDANCE WITH AMC 21.03.180 FOR THE 2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS PROJECT LOCATED ON TRACT B, SOUTH ANCHORAGE SPORTS PARK SUBDIVISION, (PLAT 98-53), GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, NORTH OF WEST KLATT ROAD, AND EAST OF THE KLATT BOG, WITHIN THE SW 1/4 OF SECTION 24, T12N, R4W, AND THE NW 1/4 OF SECTION 19, T12N, R3W, S.M., ALASKA.

(Case 2016-0043; Parcel I.D. 019-011-10)

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WHEREAS, a request has been received from the Anchorage Parks and Recreation Department for approval of a Major Site Plan Review in accordance with AMC 21.03.180 for the 2016 South Anchorage Sport Park Improvements Project located on Tract B, South Anchorage Sports Park Subdivision, (Plat 98-53), generally located south of O'Malley Road, north of West Klatt Road, and east of the Klatt Bog, within the SW 1/4 of Section 24, T12N, R4W, and the NW 1/4 of Section 19, T12N, R3W, S.M., Alaska; and

WHEREAS, a public hearing was held before the Urban Design Commission on May 11, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Urban Design Commission that:

- A. The Commission makes the following findings of fact:
1. The Commission found that the site plan improvements proposed for the South Anchorage Sports Park generally conformed to the approved Master Plan for the Park.
  2. The Commission found that the proposed location of the Radio Controlled (RC) Park will require mitigation measures to reduce the noise and visual impacts to the neighborhood to the south across Klatt Road.
  3. The Bayshore-Klatt Community Council approved the Major Site Plan for the South Anchorage Sports Park with a recommendation that an eight foot (8') berm be constructed along the south boundary of the RC Park, as well as installation of landscaping on the south boundary of the RC Park.
  4. The Commission approved an amendment to the Master Plan to require a six foot (6') berm. The height of the berm was reduced to ensure adequate sight-lines to enable APD patrol cars to monitor activity within the park thereby ensuring public safety.
  5. The Commission approved an amendment to the site plan for the addition of visual enhancement landscaping along the south boundary of the RC Park. It was noted that landscaping will also



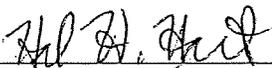
be installed along a portion of the south side of Klatt Road to provide additional mitigation for the homeowners located directly across from the RC Park.

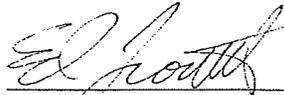
B. The Commission APPROVES the South Anchorage Sports Park Major Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:
  - a. 2016 South Anchorage Sports Park Improvement Project, prepared by The Boutet Company, Inc. Sheets: UDC Site Plan Exhibit, as amended, no date G1, G2, G3, dated: 3/2/2016; C1, C2 C3, C4, C5, C6; C7, C8, C9, C10, C 11, C12, C13, C14, dated: 3/2/2016; L1, L2, L3, L4, L5, L6, L7, 3/2/2016; E1, E2, E3, E4, E5, E6, E7, E8, 2/25/2016.
2. Revise Sheets C2, C3, C6, C8, C9, C10, L2, L5, L6 to conform to the UDC Site Plan Exhibit, as amended.
3. A notice of zoning action and the resolution shall be filed with the State of Alaska District Recorder's Office. Poof of such shall be submitted to the Planning Department.
4. Obtain specific parking requirements and approval from the traffic engineer and the planning director.
5. Traffic control signage and shoulder street markings shall conform to the use specifications in the Manual on Uniform *Traffic Control Devices*.

PASSED AND APPROVED by the Municipal Urban Design Commission on the 11th day of May, 2016.

ADOPTED by the Anchorage Municipal Urban Design Commission this 13<sup>th</sup> day of July, 2016. This written decision/resolution of the Urban Design Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.03.030.

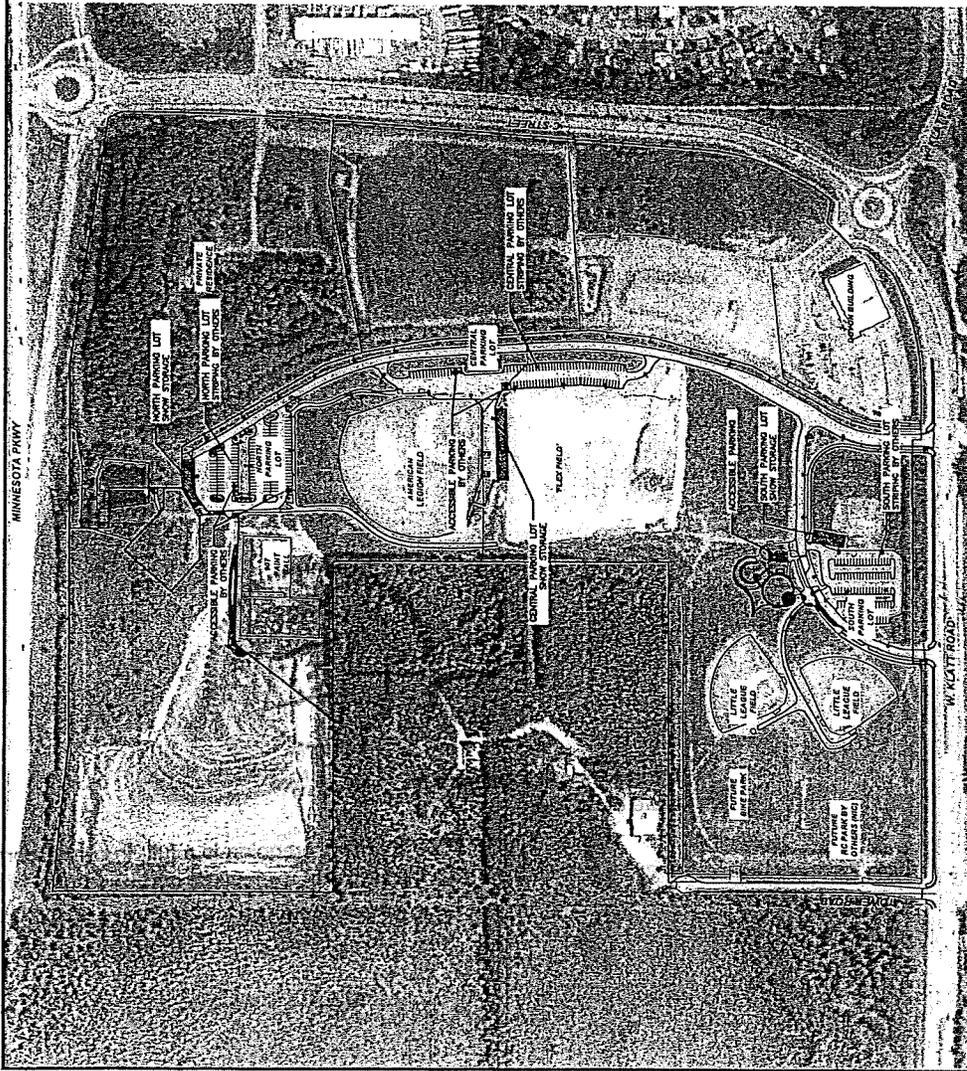
  
\_\_\_\_\_  
Hal H. Hart, AICP  
Secretary

  
\_\_\_\_\_  
Edward Leonetti  
Chair

(Case 2016-0043)  
(Parcel I.D. No. 019-011-10)

mro



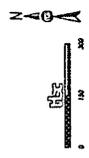


**PARKING LOT SNOW STORAGE SUMMARY TABLE**

LOT	LOT SIZE (SQUARE FEET)	REQUIRED SNOW STORAGE (CUBIC FEET)	SNOW STORAGE AREA PROVIDED (SQUARE FEET)
NORTH	32,337 SF	2,419 SF	3,174 SF
CENTRAL	50,877 SF	2,549 SF	6,201 SF
SOUTH	38,842 SF	1,822 SF	3,271 SF

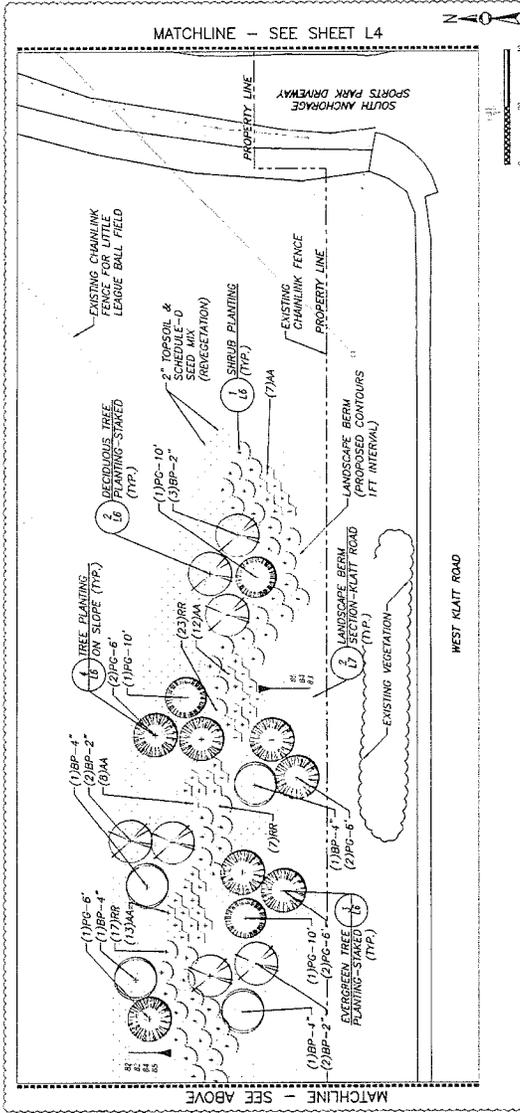
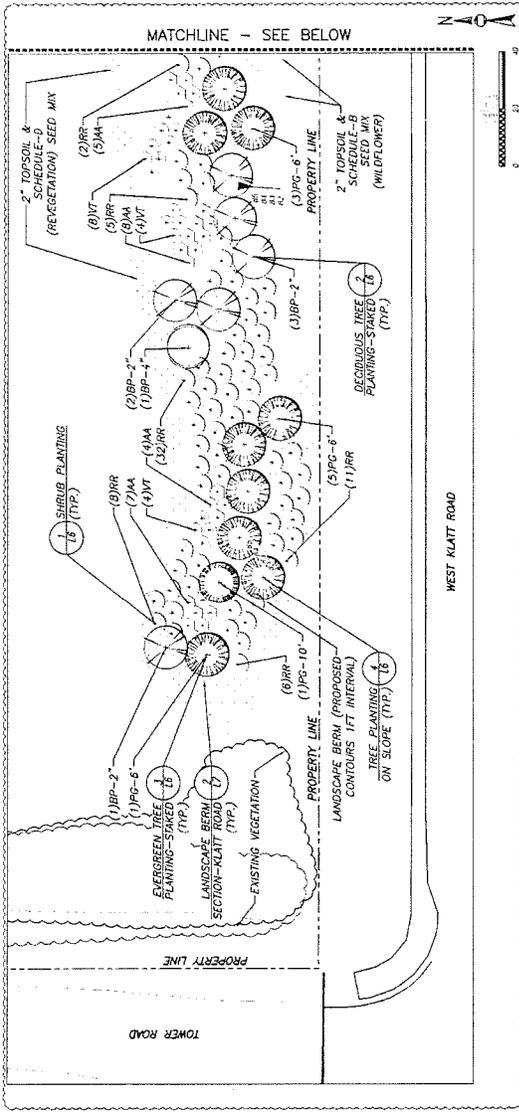
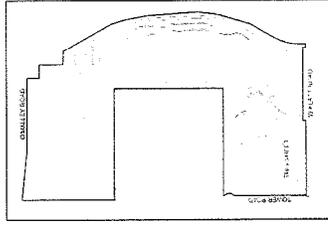
**PARKING LOT ACCESSIBLE PARKING SPACE SUMMARY TABLE**

LOT	PARKING SPACES		ACCESSIBLE PARKING SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH	43	128	5	TOTAL / 1 VAN
CENTRAL	56	89	4	TOTAL / 1 VAN
SOUTH	80	84	4	TOTAL / 1 VAN



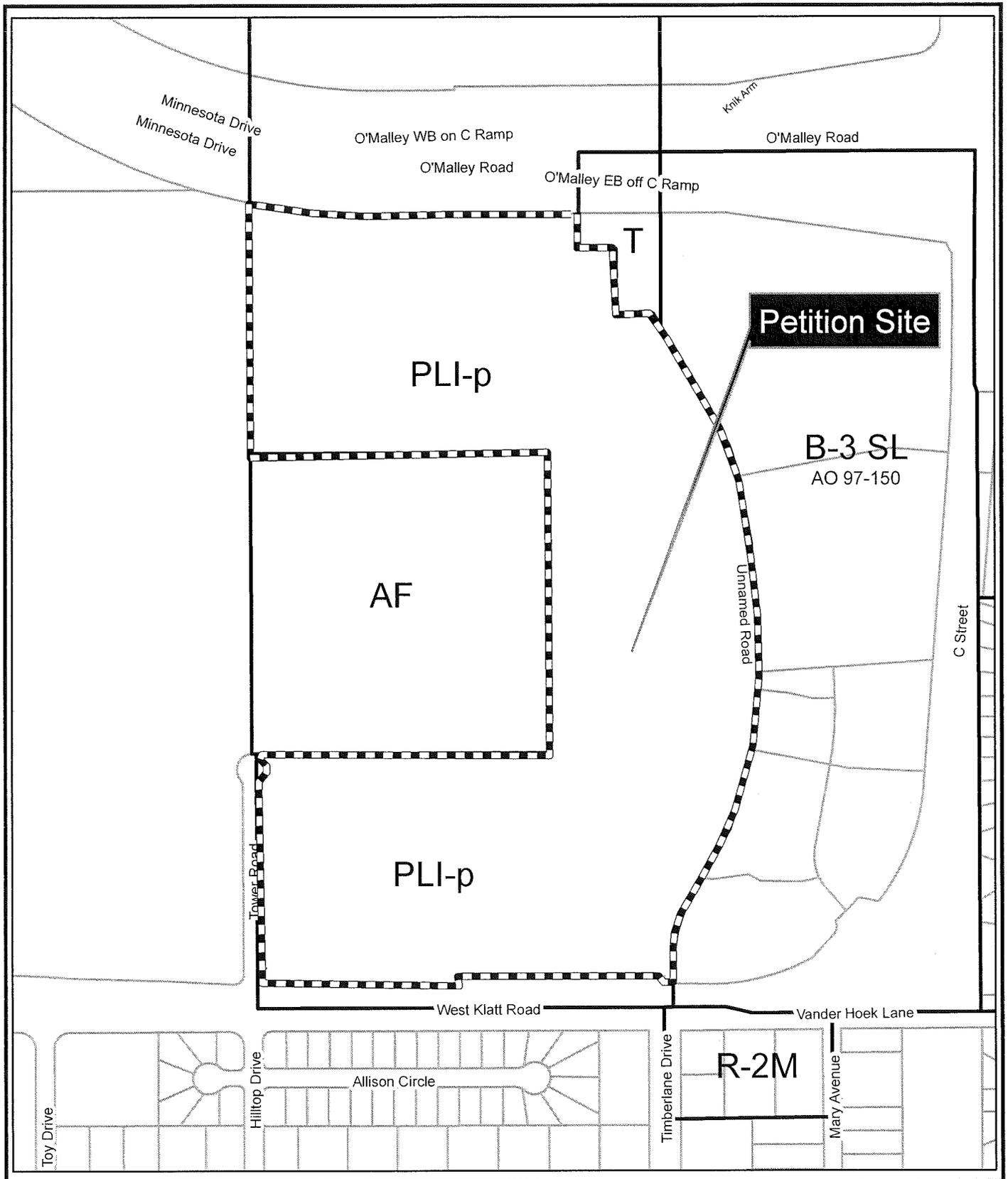
		PARKS AND RECREATION DEPARTMENT 2018 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS <b>PARKING LOT ACCESSIBLE SPACE AND SNOW STORAGE SUMMARY</b>		SHEET A1
				SCALE: 1" = 100' PER PLAN DATE: 12/15/17 DRAWN BY: [Name] CHECKED BY: [Name]
Department of Parks and Recreation Municipality of Anchorage				SHEET A1
		CONSULTANT		SHEET A1
FIELD NO. _____ LOCATION _____ DATE _____ DRAWN BY _____ CHECKED BY _____ DATE OF DRAWING _____ COURTESY RECORD _____	DATA SOURCE _____ DATE _____ DRAWN BY _____ CHECKED BY _____ DATE OF DRAWING _____ COURTESY RECORD _____	DESCRIPTION _____ DATE _____ DRAWN BY _____ CHECKED BY _____ DATE OF DRAWING _____ COURTESY RECORD _____	BY _____ DATE _____ DESCRIPTION _____ DATE _____ DRAWN BY _____ CHECKED BY _____ DATE OF DRAWING _____ COURTESY RECORD _____	REVISIONS

SYMBOL	LABEL	LATIN NAME	COMMON NAME
<b>PLANTING LEGEND</b>			
<b>EVERGREEN TREES</b>			
	PG-6'	PICEA GLAUCA	WHITE SPRUCE
	PG-10'	PICEA GLAUCA	WHITE SPRUCE
<b>DECIDUOUS TREES</b>			
	BP-2"	BETULA PAPHYRIFERA	PAPER BIRCH
	BP-4"	BETULA PAPHYRIFERA	PAPER BIRCH
	MS	MALUS 'KELSEY'	'KELSEY' CRABAPPLE
	PM	PRUNUS MANCHII	AMUR CHOKECHERRY
	PT	POPULUS TREMULOIDES	QUAKING ASPEN
<b>SHRUBS &amp; GRASSES</b>			
	AA	CORNUS ALBA	'NORT' HALO DOGWOOD
	CA	CALAMAGROSTIS X CANADENSIS	FEATHER REED GRASS
	PC	PHLOX CAROLINENSIS	'MUGGET' NINEBARK
	PO	PHYSOCARPUS OPULIFOLIUS	'SEWARD' NINEBARK
	PV	PHILADELPHUS X SNOWFLAKE	'DWARF' SNOWFLAKE
	RA	ROSA ACICULARIS	PRICKLY ROSE
	RR	ROSA RUBROFOLIA	RED LEAFED ROSE
	VT	VIBURNUM CASSINII	AMERICAN CASSINERY
<b>MISCELLANEOUS</b>			
		2" TOPSOIL & SCHEDULE-0 SEED MIX (REVEGETATION)	
		2" TOPSOIL & SCHEDULE-0 SEED MIX (REVEGETATION)	
		BOULDER-A	
		BOULDER-B	
		ALUMINUM LANDSCAPE EDGING	
		EXISTING VEGETATION	



Department of Parks and Recreation Municipality of Anchorage		Parks and Recreation Department 2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS KLATT ROAD LANDSCAPE PLAN		SCALE: SEE PER PLAN SHEET L3 OF L7	
PROJECT NO: 16-00000000 DATE: 08/11/16 DRAWN BY: J. WILSON CHECKED BY: J. WILSON APPROVED BY: J. WILSON		CLIENT: CITY OF ANCHORAGE PROJECT: 2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS SHEET: L3 OF L7		DESIGNER: GOLDER ASSOCIATES PROJECT: 2016 SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS SHEET: L3 OF L7	
FIELD WORKS DATE: 08/11/16 LOCATION: KLATT ROAD ELEVATION: 100 FT SCALE: 1" = 100 FT		DATA DATE: 08/11/16 LOCATION: KLATT ROAD ELEVATION: 100 FT SCALE: 1" = 100 FT		REVISIONS NO.   DATE   DESCRIPTION 1   08/11/16   INITIAL DESIGN	
CHECKED BY: J. WILSON DATE: 08/11/16		DRAWN BY: J. WILSON DATE: 08/11/16		APPROVED BY: J. WILSON DATE: 08/11/16	

# 2017-0016



# 2017-0016

