

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

DATE February 1, 2021

CASE NO: 2020-0050

APPLICANT: Gamers Sports Travel

REPRESENTATIVE: Ron Thompson, Scope Permitting and Engineering Services

REQUEST: Administrative Site Plan Review for a Community Center

LOCATION: Generally located west of North Pine Street, south of Thompson Avenue, east of North Bliss Street, and north of Mountain View Drive (No address-Vacant)

LEGAL DESCRIPTION: Fairview Subdivision, Block 1, Lot 6A (Plat 67-119)

COMMUNITY COUNCIL: Mountain View, Russian Jack

TAX NUMBER: 005-022-06-000

GRID: SW1136

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 0.29 acres

Vegetation: Primarily cleared site with some mature deciduous trees along the northern, eastern, and western property boundaries

Zoning: R-3 (Mixed Residential) District

Topography: Relatively flat

Existing Use: Vacant

Utilities: Electrical, Water, Sewer

COMPREHENSIVE PLAN

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

Residential Medium Density- *Mountain View Targeted
Neighborhood Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-3	TR	B3	R-3
Land Use:	Single Family Residential	Park	Commercial- Fueling Station	Single Family Residential

PROPOSAL

The petitioner is requesting administrative site plan approval a Community Center in the R-3 Mixed Residential District.

AGENCY AND PUBLIC COMMENTS

No public comments were received. The Mountain View and Russian Jack Community Councils did not provide comment.

FINDINGS

AMC 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.

The proposed site plan is located within Fairview Subdivision, Block 1, Lot 6A. This property is designated as Compact Mixed Residential-Low in the *2040 Land Use Plan*, and Residential Medium Density in the *Mountain View Targeted Neighborhood Plan*. While both plans designate the subject parcel primarily for single family residential and low-density multi-family development, the use of a Community Center supports these residential uses. The proposed site plan is consistent with Plat 67-119.

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;

The standard is not met. See below for details.

21.04.060G., Zoning Districts

The proposed Community Center furthers the intent of the R-3 district and is in accordance with AMC 21.04.060G.

21.05.040C.2., Use Regulations

Community Centers are a permitted use subject to an administrative site plan review in the R-3 district and is in accordance with use-specific standards for Community Centers in AMC 21.05.040C.2.b

21.05.040C.2.b., Use Specific Standards

This standard is met.

ii. Minimum Lot Area and Width

Notwithstanding any smaller minimum lot area required by tables 21.06-1 and 21.06-2, community centers and religious assemblies subject to this subsection shall have a minimum lot area of 14,000 square feet and a minimum lot width of 100 feet.

This standard is met.

While this site is 12,824 square feet and does not meet this standard, a design variance was approved to reduce the minimum lot size for a Community Center (Case 2019-0162, UDC Resolution 2020-004).

iii. Traffic Access

Community centers and religious assemblies shall have at least one property line of the site that is at least 50 feet in length, and it shall abut a street designated as a collector or greater on the Official Streets and Highways Plan. All ingress and egress traffic shall be directly onto such street.

This standard is met.

While this site does not have a property line that abuts a street designated as a collector or greater, a design variance was granted to allow access to North Pine Street (Case 2019-0162, UDC Resolution 2020-004).

iv. Buffering Standards

L2 buffer landscaping is required along all property lines where the community center or religious assembly site abuts a residential use in a residential zone.

This standard is met.

The proposed Community Center abuts a residential use in a residential district to the north of the project site, and requires L2 buffer landscaping along the northern property boundary. The proposed site plan meets this minimum requirement.

v. Vegetated Open Space

In residential and PLI zoning districts a minimum of 25 percent of the lot area shall remain as planted open area, landscaped area, or natural vegetation area, to exclude buildings, driveways, parking lots, sidewalks, etc., unless the decision-making body determines that retention of less than 25 percent allows for sufficient buffering of adjacent uses.

This standard is met.

This site requires 25% of the lot (12,824) remain as vegetated open space, for a total requirement of 3,206 square feet. The overall vegetated open space provided per the proposed site plan is 3,599 square feet, meeting this requirement.

vi. Parking and Setbacks

In residential zoning districts, no parking or loading areas shall be placed in any setback, except in approved driveways.

This standard is met.

21.06.020., Table of Dimensional Standards

This standard is met.

The proposed structure complies with dimensional standards per table 21.06-1, *Table of Dimensional Standards*, as follows:

- Lot area: 6,000 square feet
- Lot width: 50 feet
- Lot coverage: 40%
- Front setback: 20 feet
- Side setback: 10 feet
- Rear setback: 20 feet
- Height: 35 feet

This site is 0.29 acres (12,824 square feet) and is approximately 125 feet in width. The proposed building complies with setback and height requirements and provides approximately 33% lot coverage.

21.70, Development and Design Standards

This standard is not met.

21.07.020, Natural Resource Protection

This standard is met.

The proposed site plan does not impact streams, drainages, wildlife habitat areas, water bodies, scenic features, or open space. A grading and drainage plan and Storm Water Pollution Prevention Plan will be required prior to any construction.

21.07.040.F, Snow Storage and Disposal

This standard is not met.

The proposed site plan requires 217 square feet of snow storage. It is noted that a snow management agreement will be provided, however the site plan does not define an area for temporary storage prior to removal. A condition of approval is to provide the snow management agreement and revise the site plan to depict the area of temporary snow storage in accordance with AMC 21.07.040F.5.b.

21.07.060.E., Standards for Pedestrian Facilities

This standard is met.

There are existing sidewalks along North Pine Street, and the proposed site plan provides a sidewalk connection to along the southern boundary of the building to the existing sidewalk.

21.07.070.C Neighborhood Protection Standards

This standard is met.

The proposed site plan meets the standards in AMC 21.07.070C. There are no anticipated negative impacts on the adjacent neighborhoods.

21.07.100, Exterior Lighting

This standard is met.

The proposed site plan provides four wall mounted lights along the southern and western walls of the building, enhancing safety and meeting the illumination requirement per AMC 21.07.100.

21.07.080E.1., Site Perimeter Landscaping

This standard is met.

L2 buffer site perimeter landscaping is required along the northern property boundary, abutting a residential use in a residential district per 21.05.040C.2.b.iv. North Pine Street is designated as a Local Street in the *Official Streets and Highways Plans*, and L1 visual enhancement site perimeter landscaping is required along the eastern property boundary. The proposed site plan meets this minimum requirement.

21.07.080E.2.b., Parking Lot Perimeter Landscaping

This standard is met.

L1 visual enhancement landscaping is required on the east property boundary, adjacent to the proposed parking area. The average planting bed meets the 8' average bed width minimum, meeting this minimum requirement.

21.07.080G.2, Refuse Collection

This standard is not met.

The proposed site plan notes that garbage will be placed outside in cans and picked up on collection day. A condition of approval is to provide a site plan that details refuse location and screening in accordance with AMC 21.07.080G.2, or revise the existing plan to store refuse collection receptacles indoors and brought outdoors on garbage pickup days.

21.07.090E., Off-Street Parking

This standard is not met.

The proposed Community Center use requires 16 off-street parking spaces (1 space per 5 occupants). The proposed site plan provides 14 parking spaces, not meeting this requirement. However, the traffic engineer and director may approve a parking reduction for bicycle parking in accordance with AMC 21.07.090F.22. There are twelve bicycle parking spaces in the proposed site plan. A condition of approval is to request and record a parking reduction agreement for proposed bicycle parking and walking distance to transit stop reductions in accordance with AMC 21.07.090F.22.

- 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

The standard is met.

The proposed site plan and use does not anticipate any adverse impacts. The use will be housed indoors and provides a transition between the commercial uses to the south and residential uses to the north and west.

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 site plan is consistent with the following policies of the comprehensive plan: 5.1, 7.1, 7.2, and 8.1 of the *Anchorage 2040 Land Use Plan*; and 3.1, 3.2, 5.1, 5.3, 6.3, of the *Mountain View Targeted Area Plan*.

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 the Planning Division.

Gamers Indoor Training facility, prepared by: Faulkenberry & Associates, PO Box 230083, Anchorage, AK 99523; sheets A1.1, A3.1, A3.2, L101, L102, and L501.
2. Provide to the Planning Department for approval:
 - a. A snow management agreement and revise the site plan to depict the area of temporary snow storage in accordance with AMC 21.07.040F.5.b.
 - b. A site plan that details refuse location and screening in accordance with AMC 21.07.080G.2, or revise the existing plan to store refuse collection receptacles indoors and brought outdoors on garbage pickup days.
3. Provide to the Traffic Engineering Department
 - a. Obtain and record a parking reduction agreement in accordance with AMC 21.07.090F.22.
 - b. Enter into an Improvement to Public Place (IPP) agreement with the Municipality for improvements to alley right of ways that front the property to the south and west.
4. 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

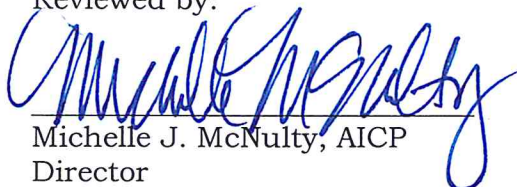
Addressing Department: Address must be posted on the side of the building facing North Pine Street.

Private Development: The petitioner is alerted to the pending requirement to provide a comprehensive grading and drainage plan and storm water management plan in accordance with the Anchorage Stormwater Manual Volume 1 (DCM Chapter 2) in permitting stage of this development. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable/impermeable surface treatments. The analysis and plans shall present and illustrate respective how drainage from this facility is being managed in relation to the peripheral properties and right of way.

The petitioner shall enter into an Improvement to Public Place (IPP) agreement or obtain a Right-of-Way permit to construct the alley fully fronting and adjacent to the southern property boundary per Municipality of Anchorage Standard Specifications (MASS) Detail 20-5, prior to issuance of a building permit. A certificate of occupancy shall not be issued for the proposed building until such time that the alley improvements are complete.

NOTICE OF APPEAL: This decision is final upon the date of this decision, unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the petition site. If the appeal is filed timely, the Planning and Zoning Commission shall hold a public hearing at its next available meeting.

Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Karlie Gedig
Senior Planner