

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

**DATE:** April 15, 2024  
**CASE NO:** 2023-0128  
**APPLICANT:** Shane Thom, Owner  
**REPRESENTATIVE:** Ron Thompson, Scope Permitting and Engineering  
**REQUEST:** Major Site Plan Review for a Multifamily Development per the Special Limitations of AO 85-198  
**LOCATION:** Generally located north of Farm Avenue, east of End Street, south of Davis Street and west of Center Street  
**LEGAL DESCRIPTION:** Lot 5, Block 3, W. G. Pippel Subdivision (Plat P-164A)  
**SITE ADDRESS:** 16543 Farm Avenue  
**COMMUNITY COUNCILS:** Eagle River  
**TAX PARCEL NO.:** 050-101-18-000  
**GRID:** NW0251

**ATTACHMENTS**

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Affidavit of Posting

**SITE**

**Area:** 0.56 acres  
**Vegetation:** Sporadic mature vegetation throughout the site and perimeter  
**Zoning:** CE-RO SL, (Residential Office) District per AO 85-198  
**Topography:** Gentle Slope (5%)  
**Existing Use:** Vacant Land  
**Utilities:** Public sanitary sewer, onsite well



## COMPREHENSIVE PLAN

*Classification "Residential, 16 - 30 Dwelling units per Acre" Chugiak-Eagle  
: River Comprehensive Plan Update 2006, Land Use Plan Map*

## SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	CE-R-3	CE-RO SL	CE-B-3	CE-RO SL
Land Use:	Multifamily Residential District	Residential Office District	General Business District	Residential Office District

## PROPOSAL:

This is a major site plan review for Shane Thom, Owner in accordance with the special limitations imposed on the district via AO 85-198. These special limitations limit the height of any structure to a maximum of 35 feet, maximum density no greater than the R-3 zoning district, public hearing site plan review by the planning and zoning commission prior to any development of the property, and buffer landscaping to be installed and maintained along the northern boundary. This site plan is being heard by the Planning and Zoning Commission through the Major Site Plan Review process in accordance with the special limitations imposed on this district. The applicant is proposing to construct three (3) duplex style structures with six (6) dwelling units which are a permitted use in the CE-RO district.

## COMMUNITY/PUBLIC COMMENTS

On March 21, 2024, a total of 394 public hearing notices were mailed in accordance with the procedures of AMC 21.03.020H. *Notice*. As of this writing, no public comments have been received. The Eagle River Community Council did not provide comments regarding this case.

## REVIEWING AGENCY COMMENTS:

Reviewing agencies comments are included in attachment three (3), there was one comment from MOA Traffic regarding the installation of a sidewalk abutting Farm Avenue, there were no other objections to this Major Site Plan Review.

## 21.03.180D. Major Site Plan Review Procedure

### a. Pre-Application Conference

A pre-application conference was held on September 26, 2023, in accordance with 21.03.020B.



## **b. Community Meeting**

A community meeting was held on October 4, 2023, in accordance with 21.03.020C.

### **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.**

This criterion is met.

The subject parcel was subdivided May 10, 1951, via plat P-164A. The proposed site plan does not conflict with the underlying plat.

Special limitations were placed upon this RO zoning district via AO 85-198 to limit the height of any structure to a maximum of 35 feet, maximum density no greater than the R-3 zoning district, public hearing site plan review by the planning and zoning commission prior to any development of the property, and buffer landscaping to be installed and maintained along the northern boundary. This site plan is being heard by the Planning and Zoning Commission through the Major Site Plan Review process in accordance with the special limitations imposed on this 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.**

### **21.10.040 Zoning Districts**

The following District Specific Standards of AMC 21.10.040D.3. apply to the CE-RO District:

## **3. CE-RO: Residential Office District**

### **a. Purpose**

The CE-RO district is intended to support residential use while extending professional, business, and office uses, or areas with a compatible mix of office and residential uses to the Chugiak-Eagle River area. The district provides for small to medium sized office or residential buildings, often in transition areas. The district allows multifamily residential, group living,



and visitor accommodations.

**b. District-Specific Standards**

- i. *Height* Outside of the downtown overlay district, maximum height of structures shall be 35 feet.

This criterion is met.

The proposed structures are less than 35 feet in height.

- ii. *Landscaping* Landscape buffering shall not be required between residential uses in the CE-RO district and adjacent residential CE-R-2M or CE-R-3.

This criterion is partially met.

AO 85-198 requires buffer landscaping to be installed along the northern property line abutting the CE-R-3 residential district. The applicant has provided plans showing eight (8) feet of L1 Visual Enhancement Landscaping. This needs to be increased to fifteen (15) feet of L2 Buffer Landscaping or ten (10) feet with a six (6)-foot high ornamental sight-obscuring or screening fence along the northern property line.

**c. District Location Requirements**

- i. New CE-RO districts shall be located in areas where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial uses.

This criterion is met.

This parcel is just north of the Eagle River Overlay District and acts as a buffer between that district and the residential property to the north.

- ii. The CE-RO district shall not be expanded into areas designated residential in the Chugiak-Eagle River Comprehensive Plan.

This criterion is met.

This property is classified as “Residential, 16 -30 Dwelling units per Acre” in the Chugiak-Eagle River Comprehensive Plan Update 2006, Land Use Plan Map

**21.10.050 Use Regulations**

**AMC 21.10.050C.2 Dwelling, Multifamily**

**2. Dwelling, Multifamily**

In the CE-DO area overlaying the CE-RO district, multifamily developments



with eleven or more units may only be constructed on lots of at least 14,000 square feet and at least 100 feet of frontage on a street of class I or greater designation in the *Official Streets and Highways Plan*.

This criterion is met.

This multifamily development is less than eleven units, with a lot size of 24,360 square feet, 116 feet of frontage, and Farm Avenue is designated as a Class I street.

### **21.05.030 Residential Uses: Definitions and Use-Specific Standards**

#### **AMC 21.05.030A.2 Dwelling, Multifamily**

##### **2. Dwelling, Multifamily**

**a. Definition** A residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the terms “apartment” or “apartment building.”

##### **b. Use-Specific Standards**

- iii. Dwellings with townhouse style construction with five or more units in multifamily developments shall comply with section 21.07.110C., *Standards for Multifamily and Townhouse Residential*.

### **21.10.060 Dimensional Standards**

This criterion is met.

The proposed site plan is compliant with the dimensional standards of AMC 21.10.060, *Table 21.10-7: Table of Dimensional Standards – Chugiak-Eagle River Commercial, Industrial, and Overlay Districts*.

### **21.07 Development and Design Standards**

#### **21.07.040F, Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges – 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 criterion has not been met.

A snow storage area was not shown on the proposed site plan.

**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 criterion has not been met.

**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 criterion has not been met.

**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 was provided.

**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 criterion has not been met.

**e. Snow storage areas shall have a minimum dimension of eight feet to accommodate snow piling from a plow blade.**

This criterion has not been met.



- 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 criterion has not been met.

- 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 criterion has not been met.

#### **21.07.060E Standards for Pedestrian Facilities**

##### **2. Sidewalks**

- b. In all class A zoning districts except for industrial districts, sidewalks shall be installed on both sides of all streets (local, collector, arterial, public or private, including loop streets). Where indicated in the comprehensive plan, a pathway may replace a sidewalk on one side. In industrial zoning districts, a sidewalk shall be installed on one side of all local streets, and on both sides of local streets if the new sidewalks would connect to existing sidewalks on both ends and the needed sidewalk length is no greater than one quarter mile.**

This criterion has not been met.

There is no proposed sidewalk along Farm Avenue.

#### **21.07.080E.4, Trees for Residential Development**

This criterion may be met.

The proposed site plan shows site perimeter landscaping along the northern property line with six (6) trees and along the southern property line with four (4) trees. Ten (10) trees does not meet the minimum eleven (11) trees required for a lot this size.

#### **21.07.080G.2 Refuse Collection**

This criterion is met.

The proposed development will have individual roll away containers for each dwelling unit.

#### **21.07.110C, Residential Design Standards - Standards for Multifamily and Townhouse Residential**



**1. Purpose** The purpose of these standards is to improve the appearance, livability, compatibility, and functionality of multifamily and townhouse development, recognizing the importance of these elements to supporting the economic success of neighborhoods, more compact and efficient land use and infill housing, and adequate protection of the surrounding area. These standards are intended to encourage multifamily neighborhood environments which are safe and inviting for walking and cycling, outdoor activity, and transit access, and so reducing vehicle and traffic impacts on denser areas. Specific objectives include:

- a. Promote architectural elements that reduce the perceived mass of larger buildings, avoid blank walls along visible facades, and provide visual variety and human scale elements at/near the ground floor.
- b. Promote sensitive design and site planning for denser compact housing, with respect to surrounding properties, adjacent outdoor activities, and neighborhood scale and context.
- c. Promote building placement and orientation that interfaces with the neighborhood street and engages the pedestrian, to contribute to public safety, attractive street frontages, pedestrian access, and a sense of neighborhood and community.
- d. Promote project design and site planning that considers Alaska's northern climate in terms of weather protection, daylighting, outdoor activity, and access to sunlight.
- e. Provide pedestrian access to building entries that is clearly defined, safe, and inviting for people of all abilities.
- f. Provide relief, including landscaped breaks, from expanses of paved parking, rows of garage doors and townhouse driveways, and unsightly project elements.
- g. Ensure flexibility of building and site design standards to facilitate multifamily development and redevelopment in urban and suburban areas responding to site specific characteristics, street typologies, neighborhood context, and the comprehensive plan.

## **2. Applicability**

These standards apply to:

- a. Any multifamily or townhouse development with five or more units.

## **3. Pedestrian Oriented Street Frontage Standard**



Provisions for site planning and building orientation in relationship to street frontages and pedestrian access are provided subsection 21.07.060F., *Pedestrian Frontage Standard*.

## **21.07.060F, Transportation and Connectivity – 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. Standard for Areas Outside of Urban Neighborhood Contexts

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 <sup>1</sup>	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 <sup>1,2</sup>	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 <sup>1,2</sup>	10% on primary frontage 5% on secondary frontage
F. Requirement for primary entrance facing the street or visible from the street via an unobstructed line of sight <sup>1</sup>	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) in multifamily, mixed-use, townhouse, group housing, and non-residential developments	1 pedestrian amenity
<sup>1</sup> Exception: Non-residential buildings located more than 100 feet from the applicable street rights-of-way are exempt from A., D., E., and F. above. <sup>2</sup> 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.	



**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 criterion is met.

The building elevation facing Farm Avenue is 50 feet in width at the lower level and 56 feet in width at the second floor. This lot is 116 feet in width providing 43% of the building elevation width.

**B. Maximum allowed width of residential garage entrance(s) on ground-floor street-facing building elevation - 67% of building elevation width.**

This criterion is met.

The garages for each of the units face an interior lot line and not Farm Avenue.

**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.**

This criterion is met.

The garages do not project into the front.

**E. Minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations - 10% on primary frontage.**

This criterion may be met.

Provide calculations showing the minimum of 10% windows along the right elevation of Building “A” facing Farm Avenue or provide justification for less than the required 10%.

**F. Requirement for primary entrance facing the street or visible from the street via an unobstructed line of sight - 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 criterion is met.

The proposed designs provide a minimum of thirty-six (36) square feet.

- 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 criterion may be met.

The plans provided did not distinguish a vertical separation or change in surfacing material. Provide an updated plan or site plan showing this 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 criterion is met.

The proposed building entrances face the west property line but are visible from Farm Avenue.

**G. Minimum required number of pedestrian amenities from 21.07.060G. (in addition to G.16) in multifamily, mixed-use, townhouse, group housing, and non-residential developments - 1 pedestrian amenity.**

This criterion has not been met.

AO 2023-50 changed the requirements for multifamily developments. Therefore, the applicant did not provide one (1) amenity from AMC 21.07.060G other than the required 21.07.060G.16.

**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.**



This criterion is met.

There are not significant adverse impacts expected regarding the development of this site.

**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 subject parcel is classified as “Residential, 16 -30 Dwelling units per Acre” Chugiak-Eagle River Comprehensive Plan Update 2006, Land Use Plan Map. The proposed construction of three (3) duplex style structures with six (6) dwelling units. The development is also consistent with the following goals, and policies of applicable comprehensive plans:

**Chugiak-Eagle River Comprehensive Plan Updated 2006**

**II Land Use Plan Classifications**

**A. Residential**

More dense residential development, including multi-family housing, is designated for areas with public sewer and public (or certified) water service, and areas where public sewer and water is expected to be extended during the next twenty years. These areas include the center of Eagle River, portions of Eagle River Valley, the old powder reserve, the area between the new and the old Glenn Highways from North to South Birchwood, and the westernmost portion of South Fork. Development in these areas is intended to remain relatively compact to enable the efficient provision of public infrastructure.

With population growth, a need for more multi-family housing is anticipated in Chugiak-Eagle River. Multi-family housing should be developed in areas with public water and public sewers which are near employment centers and recreational opportunities, and which have convenient access to major transportation corridors.

**DEPARTMENT RECOMMENDATION**

The Department recommends approval of the site plan, subject to the following conditions:

1. This approval is subject to the petitioner’s application, narrative, submittals, and plans on file at the Planning Department, except as modified by these conditions of approval.
2. Provide to the Planning Department for approval:




- a. A snow storage plan or alternative snow management strategy.
  - b. A landscape plan in accordance with AMC 21.07-080C that addresses the following:
    - i. 15 feet of L2 buffer landscaping or 10 feet with a 6-foot-high ornamental or sight-obscuring or screening fence along the northern property line.
    - ii. Required number of trees eleven (11).
  - c. Calculations showing 10% window/entry door along right wall elevation of Building A facing Farm Avenue
  - d. Provide vertical separation or change in surfacing material at porches distinguishing between adjoining areas and vehicle parking.
  - e. Provide one (1) amenity from AMC 21.07.060G other than the required 21.07.060G.16.
3. 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.
  4. Resolve with MOA Traffic Engineering and Private Development the requirement to install a 5-foot sidewalk meeting class A development standards along the property line fronting Farm Avenue per AMC 21.07.060E.2.f.i and ii.

**Advisory Comments:**

1. Each building will receive its own unique address during the permit process.
2. The driveway will be restricted to a maximum width of 20 feet due to Farm Avenues classification as a Collector.

Reviewed by:

  
\_\_\_\_\_  
Craig H. Lyon  
Director

Prepared by:

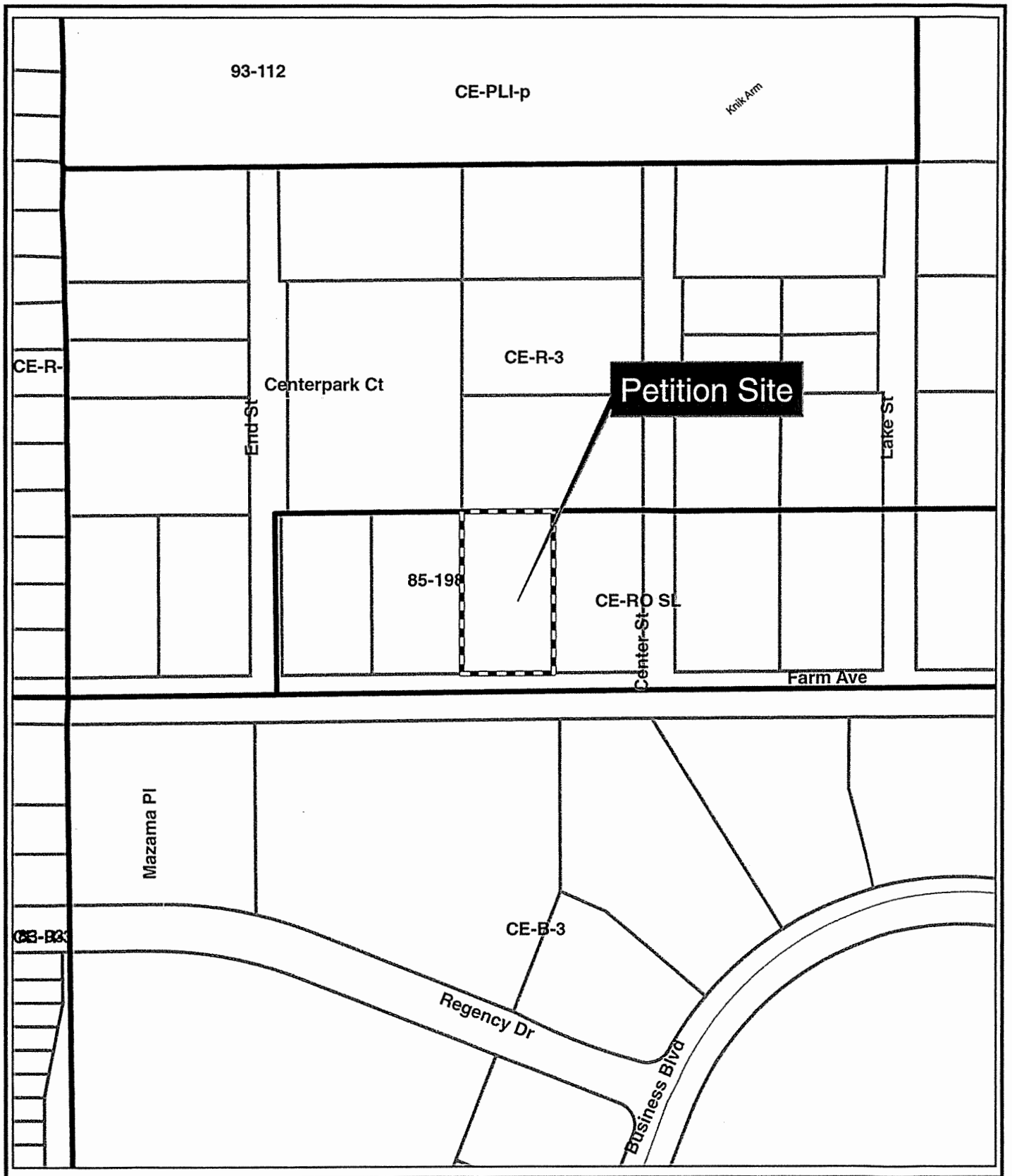
  
\_\_\_\_\_  
Paul Hatcher  
Senior Planner



# **MAPS**



2023-0128



Municipality of Anchorage  
Planning Department

Date: 2/27/2024





2023-0128



Municipality of Anchorage  
Planning Department

Date: 2/27/2024



# **APPLICATION**



# 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)	Thom, Shane	Name (last name first)	Scope Permitting and Engineering
Mailing Address	16805 FARM AVE	Mailing Address	8301 Schoon St, Suite 200
	Eagle River, Ak 99577		Anchorage, Ak 99518
Contact Phone: Day	907-350-6612	Contact Phone: Day	907-529-5120
Evening		Evening	
E-mail	shanet@extremeheatingak.com	E-mail	scopepne.ron@gmail.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): 050-101-18-000			
Site Street Address: 16543 Farm Ave, Eagle River, AK 99577			
Current legal description: (use additional sheet if necessary) W G PIPPEL BLK 3 LT 5			
Zoning: CE-ROSL	Acreage: 0.54	Grid #: NW0251	Underlying plat #: P-164A

SITE PLAN APPROVAL REQUESTED	
Use: Multi family Residential, 3 duplexs	
<input checked="" type="radio"/> New SPR	<input type="radio"/> Amendment to approved site plan      Original Case #:

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

Ron Thompson

Print Name

Accepted by: PAUL HATJEN	Poster & Affidavit: 1+1	Fee: \$5,665.00	Case Number: 2023-0128	Meeting Date:
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**COMPREHENSIVE PLAN INFORMATION**Improvement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation(s):**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential            | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High          | <input type="checkbox"/> Neighborhood Center             |
| <input type="checkbox"/> Town Center                      | <input type="checkbox"/> Regional Commercial Center        | <input type="checkbox"/> City Center                     |
| <input type="checkbox"/> Commercial Corridor              | <input type="checkbox"/> Main Street Corridor              | <input type="checkbox"/> Open Space                      |
| <input type="checkbox"/> Facilities and Institutions      | <input type="checkbox"/> Industrial                        |  |

**Anchorage 2040 Growth Supporting Features:**

- |   |   |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development    |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

**Chugiak-Eagle River Land Use Classification:**

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Commercial  | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks              | <input type="checkbox"/> Community Facility  |
| <input type="checkbox"/> Town Center   | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input checked="" type="checkbox"/> Residential at <u>&gt;10</u> dwelling units per acre |  |   |  |

**Girdwood- Turnagain Arm Land Use Classification:**

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks/open space   | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort                                       | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve                   |
| <input type="checkbox"/> Commercial/Residential                       | <input type="checkbox"/> Commercial Recreation   |   |  |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |  |   |  |

Neighborhood, District or Other Area-Specific Plan: \_\_\_\_\_

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

- |                                |                                       |                                 |                                |   |
|--------------------------------|---------------------------------------|---------------------------------|--------------------------------|---|
| Wetland Classification:        | <input checked="" type="radio"/> None | <input type="radio"/> "C"       | <input type="radio"/> "B"      | <input type="radio"/> "A"                           |
| Avalanche Zone:                | <input checked="" type="radio"/> None | <input type="radio"/> Blue Zone | <input type="radio"/> Red Zone |   |
| Floodplain:                    | <input checked="" type="radio"/> None | <input type="radio"/> 100 year  | <input type="radio"/> 500 year |   |
| Seismic Zone (Harding/Lawson): | <input checked="" type="radio"/> "1"  | <input type="radio"/> "2"       | <input type="radio"/> "3"      | <input type="radio"/> "4" <input type="radio"/> "5" |

- |  |   |
|--|---|
| <input type="checkbox"/> Steep Slope > _____ % | <input type="checkbox"/> Riparian Stream Setback Area |
|--|---|

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

- |  |
|--|
| <input type="checkbox"/> Rezoning - Case Number:   |
| <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):  |
| <input type="checkbox"/> Conditional Use - Case Number(s):   |
| <input type="checkbox"/> Zoning variance - Case Number(s):   |
| <input type="checkbox"/> Land Use Enforcement Action for   |
| <input type="checkbox"/> Building or Land Use Permit for   |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage |



**APPLICATION REQUIREMENTS** (Only one copy of applicable items is required for initial submittal)

- 1 copy required:**
- ☒ Signed application (original)
  - ☒ Watershed sign off form, completed
  - ☒ 8 1/2" by 11" copy of site plan/building plans submittal

**16 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:
 

<input type="checkbox"/> building footprints	<input type="checkbox"/> parking areas	<input type="checkbox"/> vehicle circulation and driveways
<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading
<input type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input type="checkbox"/> freestanding sign location(s)
<input type="checkbox"/> required open space	<input type="checkbox"/> drainage	<input type="checkbox"/> snow storage area or alternative strategy
<input type="checkbox"/> trash receptacle location and screening detail	<input type="checkbox"/> fences	
<input type="checkbox"/> significant natural features	<input type="checkbox"/> easements	<input type="checkbox"/> project location
- ☒ Building plans to scale depicting, with dimensions:
 

<input type="checkbox"/> building elevations	<input type="checkbox"/> floor plans	<input type="checkbox"/> 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.

**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.



## FARM AVE PUBLIC SITE PLAN REVIEW

Narrative  
January 20, 2024

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### Public Site Plan Documentation

#### Request:

Public Site Plan Review for this property to allow three duplexes on this CE-ROSL property.

Location: Subdivision: W G PIPPEL BLOCK 3 LOT 5

Site Address: 16543 farm Ave, Eagle River, Alaska 99577

Tax Identification: 050-101-18-000

#### Site:

Lot Size: 24,360 square feet

Zoning: CE-ROSL, Special Limitations: The following are the Special Limitations:

- a. Maximum height of all structures shall be limited to 35 feet.
- b. Maximum density shall be limited to that of the R-3 zoning district.
- c. Public Hearing Site Plan Review by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property.
- d. Buffer landscaping shall be installed and maintained along the northern boundary in accordance with standards stated at AMC 21.45.

Topography: Flat

Existing Use: None established , vacant land

No Public Water and Public Sewer

Eagle River Comprehensive Plan:

Classification: Residential

#### Surrounding Area:

	NORTH:	EAST:	SOUTH:	WEST:
Zoning:	CE-R3	CE-ROSL	CE-B3	CE-ROSL
Land Use:	Multi-Family Residential	Residential Office	General Business	Residential Office

The following Title 21 code sections that are pertinent to the project:

#### AMC 21.10.040

##### 3. CE-RO: Residential Office District

- a. Purpose  
The CE-RO district is intended to support residential use while extending, professional, business, and office uses, or areas with a compatible mix of office and residential uses to the Chugiak-Eagle River area. The district provides for small to medium sized office or residential buildings, often in transition areas.



The district allows multifamily residential, group living, and visitor accommodations.

b. District-Specific Standards

i. Height

Outside of the downtown overlay district, maximum height of structures shall be 35 feet.

ii. Landscaping

Landscape buffering shall not be required between residential uses in the CE-RO district and adjacent residential CE-R-2M or CE-R-3.

c. District Location Requirements

i. New CE-RO districts shall be located in areas where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial uses.

ii. The CE-RO district shall not be expanded into areas designated residential in the Chugiak-Eagle River Comprehensive Plan.

### **SITE DESCRIPTION AND PROPOSAL:**

This property is on the north side of Farm Ave which means it is just outside of the Eagle River Overlay district. The property is located next to other residential Office property which is designated to help provide residential some transitional office space near residential uses. The property also has CE-R3 property to the North which requires buffer landscaping between our use and that CE-R3 property. The code does not specifically require a Public Site Plan Review but Municipal Ordinance AO 85-198 (attached) was approved by the Assembly and added a Special Limitation when the property was rezoned to CE-ROSL to require one. The Special Limitations required a Public Site Plan Public Hearing Site by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property. This submittal is asking for that Public Site Plan review to allow for our 6 unit development.

The owners are hoping the MOA and the Commission will review this favorably based upon the following narrative and documents we are providing. The following is a narrative, site plan and Landscaping plans proving the criteria is met to allow for the approval of the Public Site Plan Review as requested.



## Public Site Plan Criteria and Responses

**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;**

*1.(response) The submitted site plan meets the existing plat notes as there are no existing Plat Notes for Plat P-164A(see Attached). There is no previous planned development master plan, other precedent plan or land use approval that are associated with this property. Therefore, these criteria should be considered met.*

**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 21.03: Review and Approval Procedures Sec. 21.03.180 Site Plan Review chapter 21.05, Use Regulations, chapter 21.06, Dimensional Standards and Measurements, and chapter 21.07, Development and Design Standards;**

*2.(response) The submitted site plan meets all applicable Development and design standards of 21.10 for the Chugiak Eagle River Chapter of Title 21. The district specific standards including the height being under 35 ft tall is met being that the property is outside of the downtown overlay district. The Site plan and landscaping plan provided show the buffer landscaping required between the CE-ROSL property and the CE-R3 property to the North as per the code and the Special Limitations. The use specific standards of 21.07.110D are also met as you can see on the Architectural attached plans and described as follows:*

*21.07.110.D.2 Mix of housing models.*

***We only have 3 buildings so mix of housing units does not apply.***

*21.07.110.D.3 Primary entrance.*

- a. A porch or landing with at least 16 square feet shall be provided at the primary entrance. The porch or landing shall be covered by a roof of at least 16 square feet.*

***Our design has minimum of 16 sq ft of covered entryway.***



- b. *The primary entrance of each residence and the walkway to that entrance shall be clearly visible from the street. Primary entrances shall not be located on the rear of the structure.*

***Our entrances from the street can be clearly viewed from the street as seen in the sit perspective plans. The doors are red and can easily be seen from the property corner. The code requires them to be clearly visible and not located on the rear of the structure. Which in this case we meet the requirement. Title 23 building code requirements require fire separations, so the configuration also meets those building requirements.***

- c. *A hard-surfaced pedestrian walkway shall be provided from the street, sidewalk, or driveway to the primary entrance. Roof drainage shall not fall upon the walkway. A porch or landing We only have 3 buildings so mix of housing units does*

***Our design shows a paved pedestrian path to the street so we meet this requirement.***

***21.07.110.D.4 Garages.***

***Garages do not face the street and therefore are not effected by any of the garage criteria.***

***21.07.110.D.5 Windows.***

***The windows shown on the road facing elevation is just over 10% of the wall area facing the street. The entire first floor is a garage that does not require windows and the second floor has windows and meet the 10% window area requirement.***

*The requirements 21.03.180 are described within this narrative and shown within the site plan and the landscaping plans which are provided. The approval of this requested Public Site Plan Review submittal will therefore show the design meets this standard.*

*The uses allowed within 21.10.050, Table 21.10-4 allows multi-family residential uses and our building based upon three duplex structures has been designed to the use type allowed within this table for CE-ROSL. Each space will have their own individual door as well as a Garage door. Each space is not specifically leased out at this time, but*



## FARM AVE PUBLIC SITE PLAN REVIEW

Narrative

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*the families that will lease or purchase these will enjoy a very nice residential living space.*

*The dimensional standards and measurements within 21.10.060 and specifically Table 21.10-6 as shown on the Site plan showing our proposed building setbacks greater than 10 ft front yard setback, 5 ft sideyard setback and 15 ft rear yard setback (because adjacent to residential district). Lot Coverage is shown on the site plan as less than the 50% (7500 sq ft with maximum allowed of 12,180) allowed for our proposed use therefore the lot coverage requirement is met.*

*All Development and Design standards are shown to be met within the Site plan and the Landscaping plan that has been submitted.*

*Therefore, this criteria should be considered met.*

**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**

*1.(response) There are no expected significant impacts that can be reasonably anticipated for this use as the Site plan and Landscaping plan shows that the proposed development meets all aspects of Title 21 and has a use similar to all uses located around this area.*

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

*4.(response) The following goals, objectives and policies in the comprehensive plan seem pertinent to the project:*

The following are the goals, objectives, and policies we believe are relevant for our project that meet the intent of the Chugiak-Eagle River Comprehensive Plan Update for 2006:

### **Natural Environment Goals:**

- b. Ensure that development plans adequately address or offset impacts on the environment.**



## FARM AVE PUBLIC SITE PLAN REVIEW

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Our projects develop a site that as intended for Residential/Office development and we have designed a project that is properly sized for the site and there are no real environmental drainage concerns, flood areas, avalanche and or wild fire concerns that negatively impact the area based upon our residential structures. We have added landscaping and designed a site that easily accommodates the small residential units meeting all the MOA requirements of title 21.

### **Natural Environment Policies:**

#### **Vegetation**

- b. Include retention and re-establishment of native vegetation in the development review process.**

Our project must provide parking and access per Title 21 and therefore the site design does incorporate the full design standards required by the code but we do have landscaping incorporated which always includes native planting types to keep the feel of the area. We have included L2 Buffer landscaping on the North side and L1 landscaping on the South side along the road. This should show we re-established the site to the maximum extent possible with our new development while at the same time meeting title 21.

### **Water Quality Policy:**

- a. Take measures to ensure that on-site water wells and wastewater disposal systems are properly permitted, sited, designed, installed, inspected, operated and maintained.**

Our project will have permits to operate the onsite well being installed and the wastewater disposal systems will be tied to the AWWU system. They will be inspected and permitted as required. This policy is therefore met.

- h. Maximize the quality of urban run-off and minimize the quantity through, but not limited to, the use of stormwater retention/detention facilities, filtration systems, and street sweeping programs.**

Our project has incorporated a vegetative retention swale which meets all MOA stormwater requirements and includes the O&M plan to promote the long-term viability of the system.

### **Landuse Goals**

#### **GROWTH GOALS**

- a. Ensure an orderly, efficient pattern of development that reflects the**



## FARM AVE PUBLIC SITE PLAN REVIEW

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**diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.**

Our project is allowed by the CE-RO district, but this property includes three special limitations. Max height of 35 ft, which we are less than 30 ft. Maximum density is limited to that of CE-R3 Zoning district which is up to 30 per acre and we only have about 12 units per acre, so it is met. Public Hearing Site Plan Review by Planning and Zoning Commission is required which is the process this narrative is written for. Since it is zoned CE-RO we feel the residential development meets the intention of the property and meets the character of the area.

- d. Ensure that land use patterns provide safe and healthy environments that are separated and protected from incompatible land uses and their effects.**

Our project has been designed as per the development allowed in CE-RO district as a proper transition between the downtown overlay district and the residential properties to the North. We will be surrounded by other residential developments, so we feel we are compatible with the area completely. We feel we meet this goal as well.

### **Landuse Objectives:**

- c. Promote appropriate infill development in the community.**

This objective looks to encourage the MOA and the Planning and Zoning commission to promote CE-RO development as it meets the intention of the code and the comprehensive plan. This lot is one of three in the area that has not been developed at this time, so it is definitely an infill lot that is appropriate to the zoning district. We believe we meet this objective.

- h. Ensure that new development is supported by adequate infrastructure and is consistent with the carrying capacity of the land.**

The new development is consistent with the zoning district, and we are installing a well for adequate water supply and we will be connecting to AWWU sewer. The traffic demand for this type of residential development does not negatively impact the area as Farm Ave is already well travelled but a small six welling unit development will not negatively impact the traffic patterns. We believe we meet this objective.



## FARM AVE PUBLIC SITE PLAN REVIEW

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### Landuse Policies:

- a. **Ensure effective use of the public process in land use policies and decisions, including but not limited to Community Councils.**

Our project the public site plan review which required a public meeting at the Eagle River Community Council of which we presented on September 14, 2023. The meeting went well. We had one neighbor that wanted to discuss the site development further and we met him on site, and we believe his concerns were addressed. We also had the required public meeting on October 4, 2023, in which 6 local residents showed up to discuss the project. We presented the three duplexes and the neighbors all seemed to support the idea and the design. This narrative and the Public Site plan review will also be discussed at the Planning and Zoning Commission based upon this narrative, so we feel we have met this Policy.

### Community Design Objectives:

- a. **Encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development.**

Our project provides residential dwelling units that are allowed by the CE-RO zoning of the area. The landscaping design should keep a nice feel for the area and also provides buffer landscaping between our property and the residential property to the North since we are RO property. The project and the site seem to fit a need in the Eagle River area for additional residential units near the downtown Eagle River downtown overlay district. We feel our design has adequately addressed the issues required when developing such a use. We feel we meet this objective.

### Community Design Policies:

- a. **Consider the character of adjacent development in the site plan layout and building design for new development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development.**



## FARM AVE PUBLIC SITE PLAN REVIEW

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Our project was developed to allow residential units within the CE-RO district and we met with the neighbors in the area who seem very supportive once we showed them our residential plans at the community meeting. We feel the design meets the needs of the area. We feel the development is adequately sized for the property and will provide residential living that can serve the community well.

Based upon the above narrative we believe the development proposed in the submitted site plan is consistent with the goals, objectives, and policies of the comprehensive plan.





## Scope Permitting and Engineering, LLC

8301 Schoon St, Suite 200  
Anchorage, Alaska 99518  
907.529.5120  
[scopepne.ron@gmail.com](mailto:scopepne.ron@gmail.com)

Attn Neighbors of 16543 farm Ave.,

Shane and Amber Thom are proposing a new residential office building at their vacant property located at 16543 Farm Ave. This property has been found to have a special limitation associated with development on it that requires a Public Site Plan review based upon a 1985 Assembly Ordinance when the property was rezoned from CE-R3 to CE-ROSL. The Public Site Plan review process requires a public meeting. Please see the invitation to the next Eagle River Community Council Meeting below to allow you the chance to give your input on our site plan as well as the invitation to the actual advertised public meeting as detailed below. We hope you can plan on attending our public meeting at Matanuska Brewing if you have interest in input for our project or you may contact me directly with any questions as well at the above listed address.

### PROPERTY LEGAL DESCRIPTION:

Subdivision: W G PIPPEL      BLOCK 3 LOT 5

### PROPERTY ADDRESS:

16543 Farm Ave., Eagle River, Ak 99577

We are hoping that you can join us at the Eagle River Community Council meeting, Thursday, September 14, 2023 \* 6:30-8:30 p.m. \* In-Person at 12001 Business Blvd. #107, Eagle River, AK 99577 for a brief project introduction and then followed a few weeks later by the required public meeting will be located in the upper banquet room at Matanuska Brewing:

Farm Ave - Nine Office - Development Public Meeting

Public Meeting: Wednesday, October 4, 2023 at 6:30 PM at Matanuska Brewing, 11901 Old Glenn Hwy, Eagle River, AK 99577.

All interested parties are encouraged to come and listen and view our plan for development. We will be presenting our proposed site plan. You will be allowed a chance to make your suggestions or concerns known.

If you cannot attend or would like additional information on the project, please contact Scope Permitting and Engineering, LLC at [scopepne.ron@gmail.com](mailto:scopepne.ron@gmail.com).

Ron Thompson, P.E  
Scope Permitting and Engineering, LLC.



# Request for Pre-Application Conference

Municipality of Anchorage  
Planning Department  
Office of Economic and  
Community Development  
PO Box 196650  
Anchorage, AK 99519-6650

APPLICANT			APPLICANT REPRESENTATIVE (if any)		
Name (last name first) Shane Thom			Name (last name first) Ron Thompson		
Mailing Address 16805 FARM AVE			Mailing Address 8301 Schoon St, Suite 200		
City Eagle River, Ak 99577	State	Zip	City Anchorage, Ak 99518	State	Zip
Contact Phone – Day: 907-350-6612		Evening:	Contact Phone – Day: 907-529-5120		Evening:
Fax:			Fax:		
E-mail: shanet@extremeheatingak.com			E-mail: scopepne.ron@gmail.com		

## REQUEST INFORMATION

Entitlement(s) Requested:  
Public Site Plan Review per AO 1985-198 OCR

## PROPERTY INFORMATION

Property Tax # (000-000-00-000)

050-101-18-000

Site Street Address:

16543 Farm Ave, Eagle River, AK 99577

Current Legal Description:

W G PIPPEL BLK 3 LT 5

## SUBMITTAL REQUIREMENTS

\*It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal to enable staff to make the informal recommendations per AMC 21.03.020B.

1 copy required:

- ☒ Signed application (original)
- ☒ Letter of Authorization (if applicable)
- ☒ Brief narrative explaining:
  - ☐ the project
  - ☐ planned facility operations (if applicable)
- ☐ Underlying plat
- ☒ Special limitations from the underlying zoning (if applicable)
- ☐ Map of area surrounding petition site within 500 feet, including zoning and existing uses
- ☒ Map of existing conditions, to scale, including:
  - ☐ land uses
  - ☐ structures
  - ☐ utilities
  - ☐ vegetation
  - ☐ soils
  - ☐ natural features
  - ☐ drainage
  - ☐ topography
  - ☐ site access
  - ☐ pedestrian facilities
  - ☐ vehicle circulation and driveways
  - ☐ easements and/or reservations

(Submittal Requirements continued on p. 2)

Accepted by:

Fee:



☒ Site plan(s) to scale depicting, with dimensions:

☐ building footprints

☐ parking areas

☐ vehicle circulation and driveways

☐ pedestrian facilities

☐ lighting

☐ grading

☐ landscaping

☐ loading facilities

☐ fences

☐ drainage

☐ required open space

☐ snow storage area or alternative strategy

☐ trash receptacle location and screening detail

☐ easements

☐ significant natural features

☐ freestanding sign location(s)

☒ Building plans to scale depicting, with dimensions:

☐ floor plans

☐ building elevations

☐ exterior colors and textures

I hereby certify that (I am)(I have been authorized to act for) a party of interest in the decision being appealed in accordance with the definition in Title 21 of the Anchorage Municipal Code of Ordinances. I understand that the assigned hearing date is tentative and may have to be postponed by Planning Division staff or the Zoning Board of Examiners and Appeals for administrative reasons.

Signature



☐ Applicant

☒ Representative

(Representatives must provide written proof of authorization)

9/20/23

Date

Ron Thompson

Print Name



# COMMUNITY MEETING LOCATION JUSTIFICATION

MOA –Planning Department  
4700 Elmore Rd  
Anchorage, Ak 99507

Location: Iverson W G PIPPEL BLK 3 LT 5  
Use: Farm Ave Duplexes  
Tax Identification: 014-203-11-000

Dear Planning Staff,

We provided the public notice to the list provided by the MOA for our Site Plan Review. The announcement (see attached) went out more than 22 days prior to the October 4<sup>th</sup>, 2023, Community Meeting. As you can see in the attached meeting announcement, we did announce that we would go to the Eagle River Community Council prior to the public meeting because we could not meet the deadline of 21 days for the actual Community Council meeting because we were trying to meet a December 4<sup>th</sup> Planning and Zoning Meeting submittal date. The owner was under pressure to try to meet his construction deadlines and therefore we could not meet the December 4, 2023, Planning Department submittal dates without having a special meeting. I discussed with Dave Whitfield how best to address this. Dave suggested that we schedule the community meeting as required with the 21-day notice but also go to the Eagle River Community Council meeting. We followed that suggested approach and went to the Eagle River Community Council and scheduled and held our special public meeting at a very convenient location near the area. We also at that time scheduled the Pre-Application meeting and received additional feedback just prior to our Public Meeting and with that new information from the MOA departments we revised the designs to incorporate their suggestions and clear up their concerns. We were trying to meet an expedited schedule and therefore the special meeting location path was used. Since that time, we have submitted our application and received comments which we have now completed. We hope this explains the reasoning behind our special meeting to meet the public meeting notice and why. Since we met all those meeting requirements, we have now revised plans accordingly to meet all input we believe. We feel we have justified both the public process and the reason for a special meeting.

Ron Thompson,  
Scope Permitting and Engineering, LLC.  
Representative for Shane Thom the owner



From: Ron Thompson scopeperme.ron@gmail.com  
Subject: Major Site plan Review  
Date: Aug 25, 2023 at 11:24:31 PM  
To: Shane Thom shanet@extremehearingak.com

Can you and your wife sign this. And return to me a scan of it, Thanks.

**Ron Thompson, P.E.**

Scope Permitting and Engineering, LLC  
8301 Schoon St, Suite 200  
Anchorage, Ak 99518  
(907)529-5120

To whom it may concern:

I approve Ron, Kayli and Tyler Thompson, of Scope Permitting and Engineering, LLC., to work on my behalf as our representative for all issues associate with a Major Site Plan Review required to submit for the property owners Shane and Amber Thom for the property located at 16543 Farm Ave. Eagle River, AK 99577.

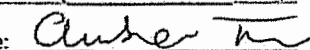
Name: Shane Thom

Address: 18685 Gentel Cir  
Eagle River Ak 99577

Signature: 

Name: Amber Thom

Address: 18685 GENTEEL CIR  
EAGLE RIVER, AK 99577

Signature: 



WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: W G PIPPEL BLK 3 LT 5
- Project Location, Tax ID, or Legal Description: 050-101-18-000
- Project Area (if different from the entire parcel or subdivision): 24,360

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

☒ ~~YES~~ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

☐ **DOES** contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS NOT REQUIRED**.*\*

☐ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*\*

☐ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- ☐ Y ☒ N WMS written drainage recommendations are available.  
☐ Y ☒ N WMS written field inspection report or map is available.  
☐ Y ☒ N Field flagging and/or map-grade GPS data is available.

- ☐ Preliminary ☐ Final  
☐ Preliminary ☐ Final

Inspection Certified By:

Date:

Kyle Gj

9/22/23



## PUBLIC MEETING SUMMARY

MOA –Planning Department  
4700 Elmore Rd  
Anchorage, Ak 99507

Location: Iverson W G PIPPEL BLK 3 LT.5  
Use: Farm Ave Duplexes  
Tax Identification: 014-203-11-000

Dear Planning Staff,

We provided the public notice to the list provided by the MOA for our Site Plan Review. The announcement (see attached) went out more than 22 days prior to the October 4<sup>th</sup>, 2023, Community Meeting. As you can see in the attached meeting announcement, we also went to the Eagle River Community Council prior to the public meeting because we could not meet the deadline of 21 days for the Community Council meeting to try to meet a December 4<sup>th</sup> Planning and Zoning Meeting submittal date. We presented information regarding, requesting the support of the community at the Eagle River Community Council meeting as well as telling them about the required public meeting for our project. We then held the public meeting at Matanuska Brewing in Eagle River on October 4<sup>th</sup> as announced in the flyer and there were 6 community members who attended. We showed them our plans for the project, and all were very pleased to see the small nature of the development and that it was much needed living units.

The following is the summary of the items required in 21.03.020C for this summary:

- a. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposals.
  - a. October 4<sup>th</sup>, 2023. at Matanuska Brewing, 11901 Old Glenn Hwy, Eagle River, AK 99577.
- b. Content and dates of mailing, and number of mailings, including letters, meeting notices, and any other written material.
  - a. Mailed on September 9, 2023. 79 mailers were sent, we provided plans, site plans, and renderings at the meeting to the attendees. All are attached.
- c. The number of people that participated in the required public meeting(s);
  - a. There were approximately 6 people at the meeting plus the owners and representatives for a total of 12 people.



- d. A summary of concerns, issues, and problems expressed during the meeting(s), including:

A couple of owners of the properties in the area were worried about increased traffic but they felt that this small development should have little impact, so they supported what we presented. We explained their real issue is with the MOA for where Farm Ave connects with Old Glenn Highway and I forwarded them contacts to discuss their actual road concerns.

All other comments were positive, and they only questioned the need for this process and why the master site plan review was even required. We just explained we are following the required process dictated by Title 21 and the ordinance that required it.

- i. Concerns, issues, and problems the applicant is unwilling or unable to address and why.  
Nothing was left unresolved.

The group in attendance unanimously approved to support our development efforts without any conditions or issues.

Ron Thompson,  
Scope Permitting and Engineering, LLC.  
Representative for Shane Thom the owner



Date: 1-21-86

Submitted by: Chairman of the Assembly  
At the Request of the Mayor  
Prepared by: Department of Community Planning  
For reading: October 15, 1985

ANCHORAGE, ALASKA  
AO NO. 85-198

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO R-0 (RESIDENTIAL-OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR LOTS 4-7 OF BLOCK 2 AND LOTS 4-7 OF BLOCK 3 OF WALTER PIPPEL SUBDIVISION (EAGLE RIVER COMMUNITY COUNCIL).

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THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the zoning map be amended by designating the following described property as an R-0 (Residential-Office District) with Special Limitations zone:

Lots 4-7 of Block 2 and Lots 4-7 of Block 3 of Walter Pippel Subdivision as shown on Exhibit A, attached.

Section 2. This zoning map amendment is subject to the following special limitation regarding the uses permitted on the property:

Prohibited principal uses and structures are as follows:

- a. hotels, motels, motor lodges, and the like;
- b. hospitals, nursing homes, convalescent homes, and the like;
- c. banks, savings and loans associations, and similar financial institutions.

Section 3. This zoning map amendment is subject to the following special limitations establishing design standards for the property:

- a. Maximum height of all structures shall be limited to 35 feet.
- b. Maximum density shall be limited to that of the R-3 zoning district.
- c. Public Hearing Site Plan Review by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property.



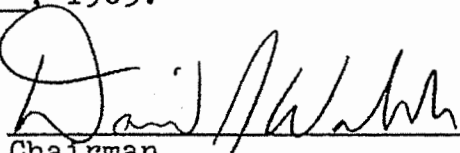
- d. Buffer landscaping shall be installed and maintained along the northern boundary in accordance with standards stated at AMC 21.45.

Section 4. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a Special Limitation set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

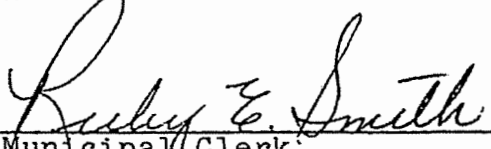
Section 5. The Director of Community Planning shall change the zoning map accordingly.

Section 6. This ordinance becomes effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this  
21st day of January, 1985.

  
Chairman

ATTEST:

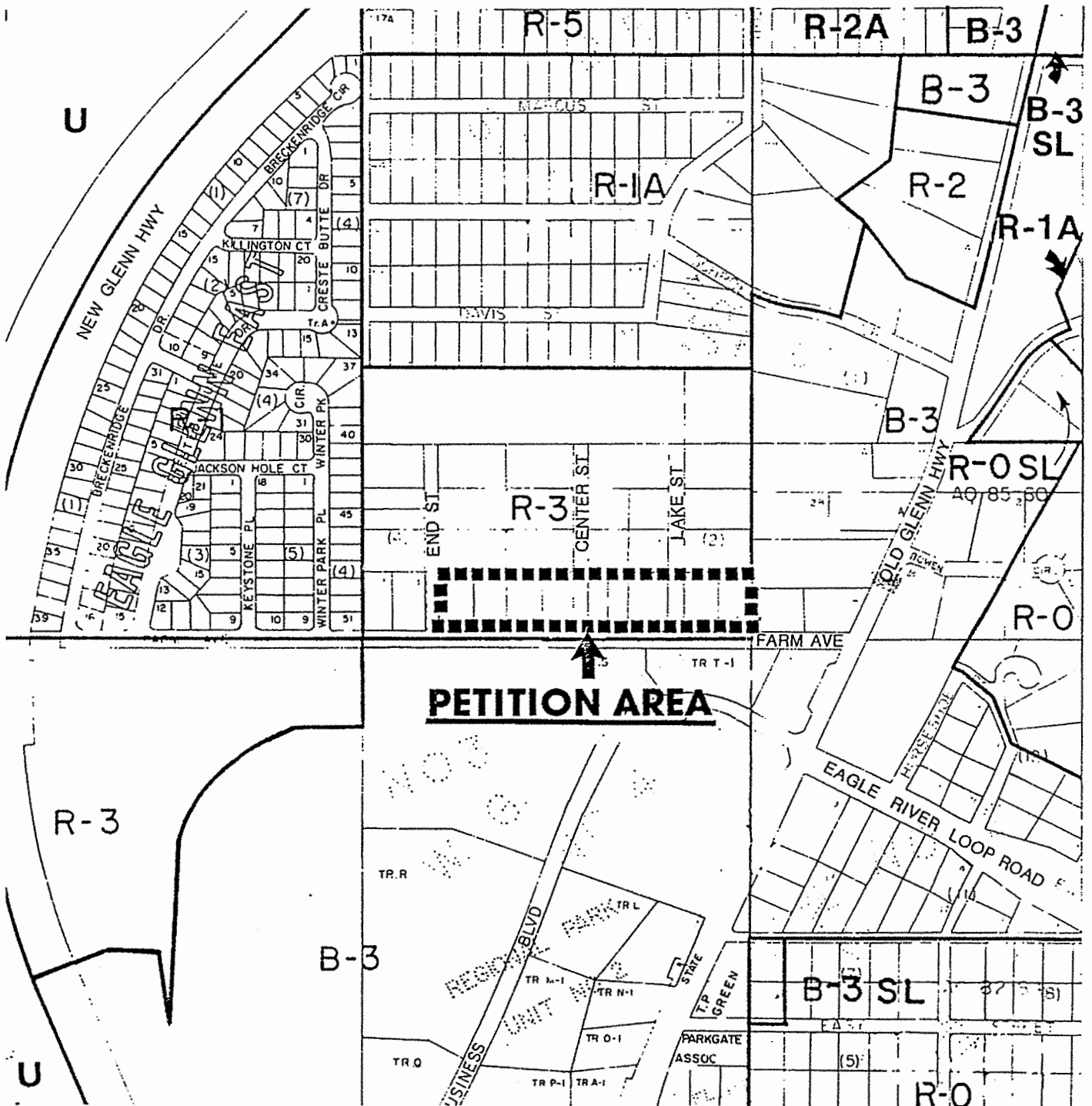
  
Municipal Clerk

sm14/ba011

(85-088) and  
(85-093)



REZONING



0 500 1000  
3 FEET

002



From: Ron Thompson scopepne.mnt@gmail.com  
Subject: Major Site plan Review  
Date: Aug 25, 2023 at 11:24:31 PM  
To: Shane Thom shanet@extremehuntingak.com

Can you and your wife sign this. And return to me a scan of it, Thanks.

**Ron Thompson, P.E.**

Scope Permitting and Engineering, LLC  
8301 Schoon St, Suite 200  
Anchorage, Ak 99518  
(907)529-5120

To whom it may concern:

I approve Ron, Kayli and Tyler Thompson, of Scope Permitting and Engineering, LLC., to work on my behalf as our representative for all issues associate with a Major Site Plan Review required to submit for the property owners Shane and Amber Thom for the property located at 16543 Farm Ave. Eagle River, AK 99577.

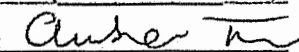
Name: Shane Thom

Address: 18685 Gentel Cir  
Eagle River Ak 99577

Signature: 

Name: Amber Thom

Address: 18685 GENTEEL CIR  
EAGLE RIVER, AK 99577

Signature: 





# MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:29 AM

**Parcel Number:** 050-101-18-000

**Current Owner:** MARTIN DEWEY T & KRISTEN M

**Address:** 16543 FARM AVE

**Legal Description:** W G PIPPEL BLK 3 LT 5

**Plat Number:** PLAT P

**Grid:** **Lot Size:** 0.56 acres (24,360 ft<sup>2</sup>)

**Property Tax Portal:** <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=05010118000>

**State of Alaska Plat Search:** <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



Maxar, Microsoft | GDIC, MOA Addressing | MOA GDIC, Parks and Recreation

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## TAX DISTRICT 10

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	None
Parks	Eagle River Parks & Recreation SA
Road	Chugiak, Birchwood, Eagle River RRSA
Streetlights	None

**Tax District Map:**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=05010118000>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

[https://cdn.ancgis.com/documents/legal/GIS\\_Data\\_Terms\\_and\\_Conditions.pdf](https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf)





# MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:29 AM

## PLANNING

Zoning District: <b>CE-RO SL</b>	2040 Land Use Designation: <b>Residential 16 - 30 DUA</b>
Zoning Improvement Area: <b>Class A</b>	Zoning District Type: <b>Commercial</b>

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=05010118000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=05010118000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=05b348c12f034bd88007a7a6ef833577&find=05010118000>

**Comprehensive Plan:** Chugiak-Eagle River

Chugiak-Eagle River Comprehensive Plan Update: <http://www.muni.org/Departments/OCPD/Planning/Documents/FINAL-Feb7.pdf>

**Other Plans:** yes: ☐ no: ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e06&find=05010118000>

**Wetland Classification:** None

<http://www.anchoragestormwater.com/maps.html>

## BUILDING SAFETY

**Service Area:** Inside ☐ Outside ☒

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=05010118000>

**Wind Zone:** 1 ☐ 2 ☐ 3 ☐ 4 ☐ None ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=05010118000>

**Flood Review Required:** All ☐ Some ☐ None ☒

<http://www.anchoragestormwater.com/maps.html>

**Seismic Code:** 1-Lowest ☒ 2-Moderate Low ☐ 3-Moderate ☐ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=05010118000>

## Water and Sewer

**AWWU Customer:** Water ☐ Sewer ☐ Not Current Customer ☒

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

## Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

[https://cdn.ancgis.com/documents/legal/GIS\\_Data\\_Terms\\_and\\_Conditions.pdf](https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf)





## ADDITIONAL INFORMATION

*Nitrate Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=05010118000>

*Soil Boring Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=05010118000>

*MOA MapIt Link:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=05010118000>

## POLITICAL BOUNDARIES

Assembly District: **2**

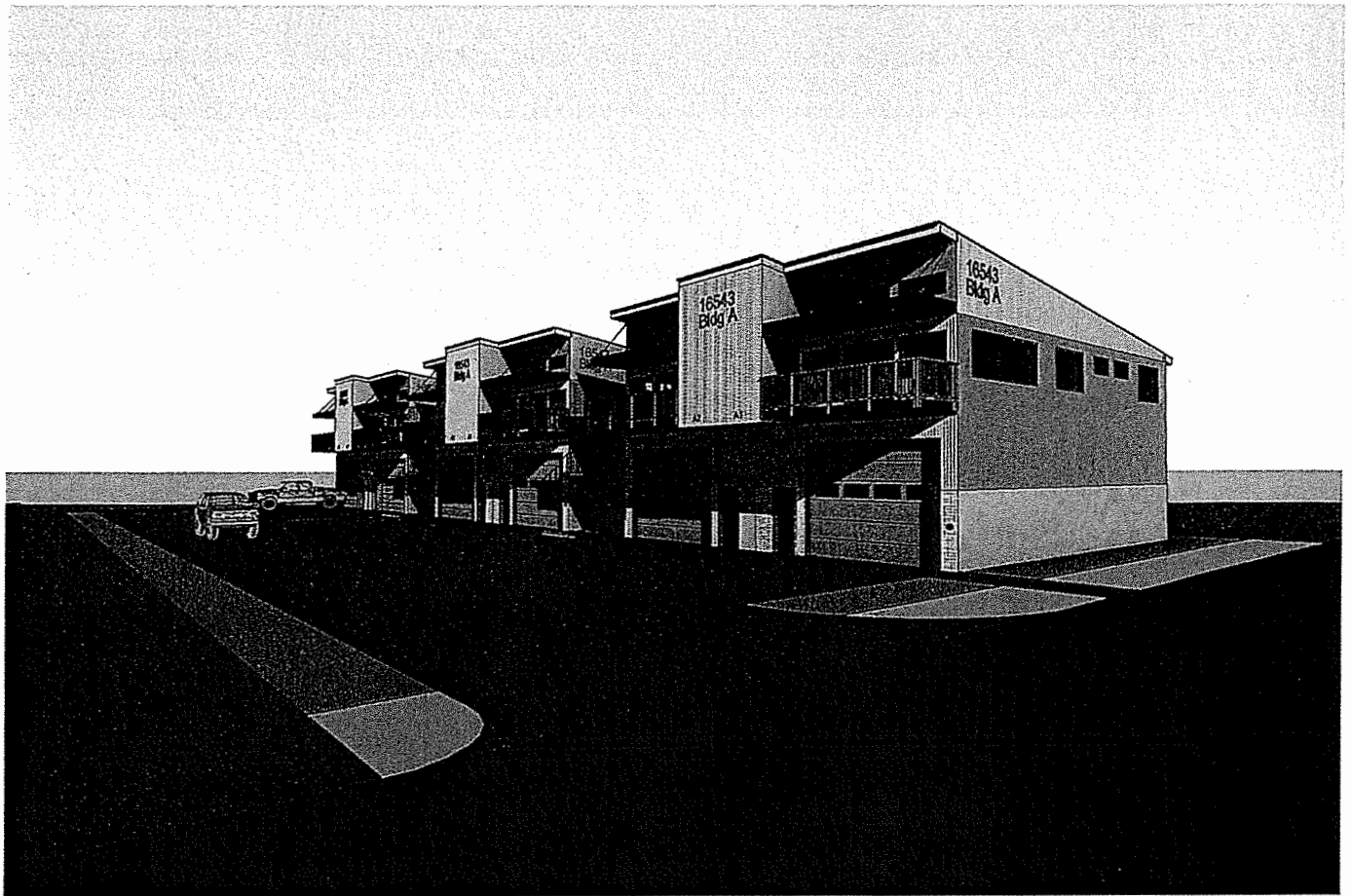
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Community Council: **Eagle River**

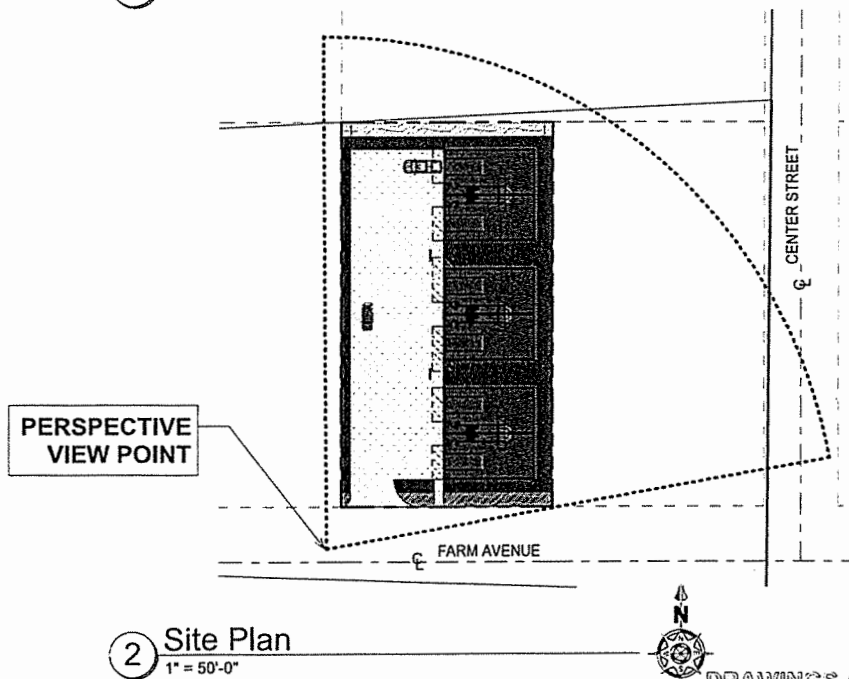
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*Representative Lookup Map:* <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=05010118000&findSource=2>





① 3D Perspective View from Street



② Site Plan  
1" = 50'-0"



DRAWINGS AT 8.5x11" ARE 1/2 SCALE INDICATED

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& ASSOCIATES, INC.  
ARCHITECTS

P.O. Box 230083 - Anchorage, Alaska 99523-0083 - (907)522-9193

FOR  
CLARIFICATION  
ONLY

(3) New Duplexes  
Initial Design Study  
SITE PERSPECTIVE

Lot 5 Block 3  
W G Pippel Subdivision  
16543 Farm Avenue  
Anchorage, AK 99577

sheet name  
Sketch 1

Release Date 02-04-2024

sheet number

AX-1





# MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:38 AM

**Parcel Number:** 050-101-27-000

**Current Owner:** WELTE BARBARA ANN

**Address:** 12308 END ST

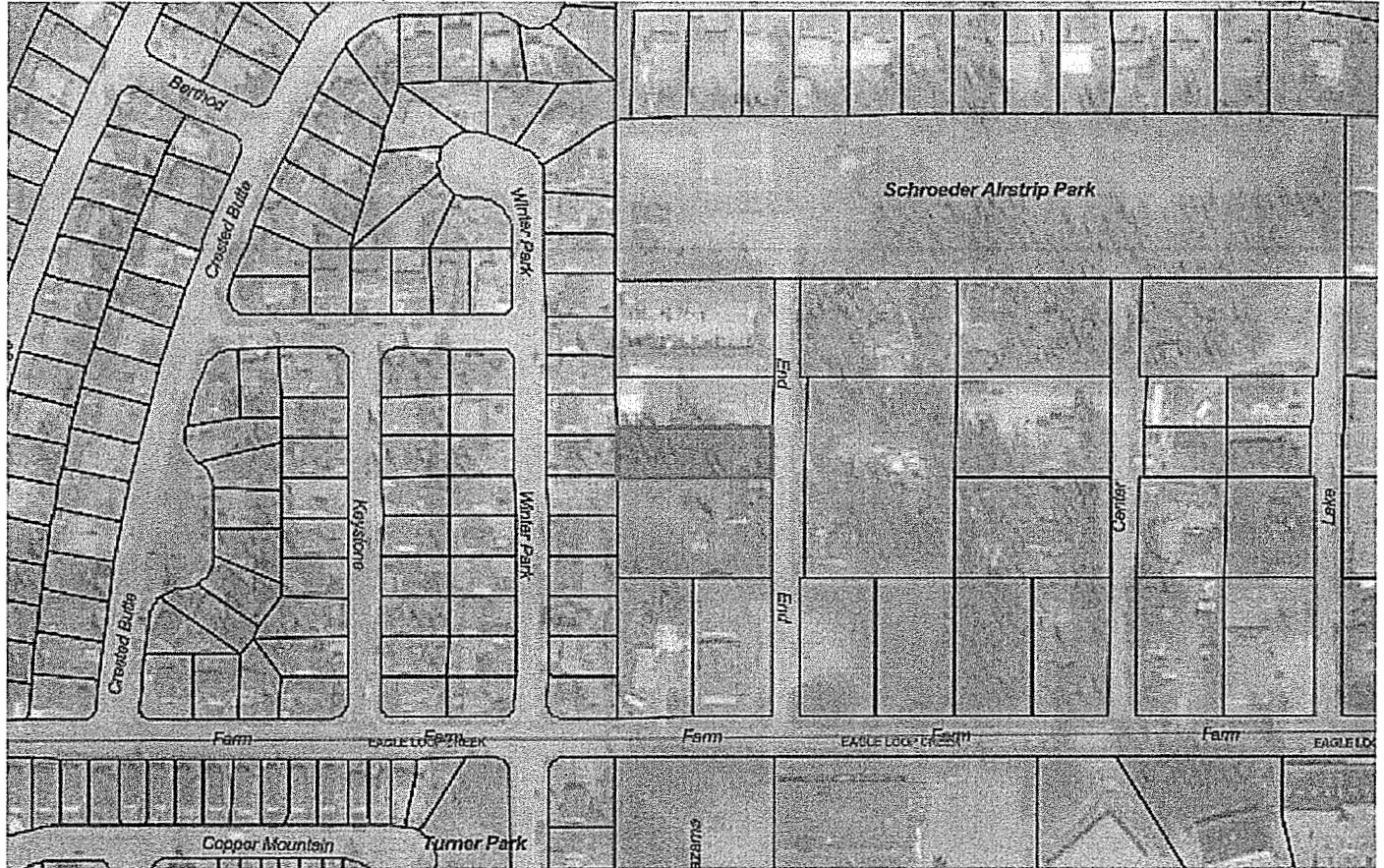
**Legal Description:** W G PIPPEL BLK 4 LT 2 S2

**Plat Number:** PLAT P

**Grid:** **Lot Size:** 0.4 acres (17,400 ft<sup>2</sup>)

**Property Tax Portal:** <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=05010127000>

**State of Alaska Plat Search:** <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



Maxar, Microsoft | GDIC, MOA Addressing | MOA GDIC, Parks and Recreation

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## TAX DISTRICT 10

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	None
Parks	Eagle River Parks & Recreation SA
Road	Chugiak, Birchwood, Eagle River RRSA
Streetlights	None

**Tax District Map:**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=05010127000>

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# MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:38 AM

## PLANNING

Zoning District: <b>CE-R-3</b>	2040 Land Use Designation: <b>Residential 16 - 30 DUA</b>
Zoning Improvement Area: <b>Class A</b>	Zoning District Type: <b>Multiple Family Residential</b>

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=05010127000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=05010127000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=05b348c12f034bd88007a7a6ef833577&find=05010127000>

**Comprehensive Plan:** Chugiak-Eagle River

Chugiak-Eagle River Comprehensive Plan Update: <http://www.muni.org/Departments/OCPD/Planning/Documents/FINAL-Feb7.pdf>

**Other Plans:** yes: ☐ no: ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=05010127000>

**Wetland Classification:** None

<http://www.anchoragestormwater.com/maps.html>

## BUILDING SAFETY

**Service Area:** Inside ☐ Outside ☒

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=05010127000>

**Wind Zone:** 1 ☐ 2 ☐ 3 ☐ 4 ☐ None ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=05010127000>

**Flood Review Required:** All ☐ Some ☐ None ☒

<http://www.anchoragestormwater.com/maps.html>

**Seismic Code:** 1-Lowest ☒ 2-Moderate Low ☐ 3-Moderate ☐ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=05010127000>

## Water and Sewer

**AWWU Customer:** Water ☒ Sewer ☒ Not Current Customer ☐

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

### Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

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Data Updated as of: January 22, 2023 3:38 AM

## ADDITIONAL INFORMATION

*Nitrate Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=05010127000>

*Soil Boring Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=05010127000>

*MOA MapIt Link:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=05010127000>

## POLITICAL BOUNDARIES

Assembly District: **2**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=05010127000>

Community Council: **Eagle River**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=05010127000>

*Representative Lookup Map:* <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=05010127000&findSource=2>



Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A0.4A	Exterior Perspectives
A0.4B	Exterior Perspectives
A0.4C	Interior Perspectives
A1.1	Site Plan
A1.2	First Floor Plans
A2.1	Roof Plan
A3.1	Exterior Elevations - Building A
A4.1	Building Sections
A5.1	Star Notes
SHEETS: 10	

# (3) New Duplexes

Initial Design  
Study

16543 Farm Avenue  
Anchorage, AK 99577

Lot 5 Block 3  
W G Pippel Subdivision

PERMIT # -



PAULKENBERRY  
& ASSOCIATES, INC.  
ARCHITECTS  
Alaska Architects #72820  
P.O. Box 220083 • Anchorage, Alaska 99572-0083 • (907)522-9193



(3) New Duplexes  
Initial Design  
Study  
16543 Farm Avenue  
W G Pippel Subdivision  
Lot 5 Block 3  
Anchorage, Alaska 99577

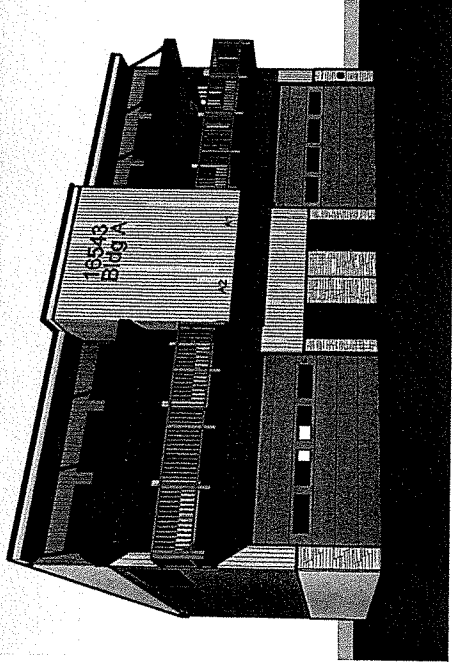
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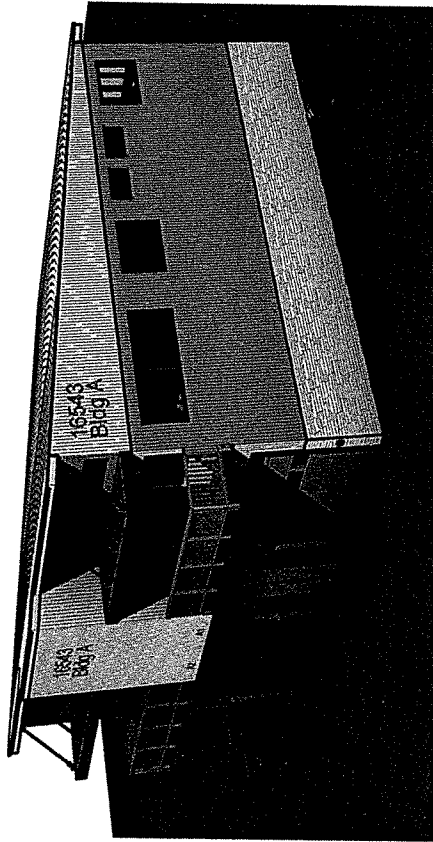
- PER 21.07.00.7 BUILDING ARTICULATION MENU (A) FEATURES:**
1. FEATURE 1 - PER TABLE 21.07.2 (b) 7-120 MIX OF HOUSING MODELS
    - A. REQUIRED (5-10 UNITS): 2
    - B. PROVIDED (5-10 UNITS): 2
    - C. DIFFERENCE (UNITS): 0
  2. FEATURE 2 - PER 21.07.10.0.3 (b) 7-121 FACADE DETAIL ELEMENTS, SIDING
    - A. MATERIAL OR SIDING COLORS
      - a. PER 21.07.10.0.3 (b) 7-121: 1
      - b. PROVIDED: 1
    - B. MATERIAL OR SIDING ELEVATIONS
      - a. PER 21.07.10.0.3 (b) 7-121: 1
      - b. PROVIDED: 1
    - C. PER 21.07.10.0.3 (b) 7-121: BUILDING MASSING
      - a. PER 21.07.10.0.3 (b) 7-121: 1
      - b. PROVIDED: 1
  3. FEATURE 3 - PER 21.07.10.0.5 (b) 7-122 WINDOWS
    - A. PER 21.07.10.0.5 (b) 7-122: 1
    - B. PROVIDED: 1
  4. FEATURE 4 - PER 21.07.10.0.5 (b) 7-122 WINDOWS
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    - B. PROVIDED: 1

#### Building Articulation Notes

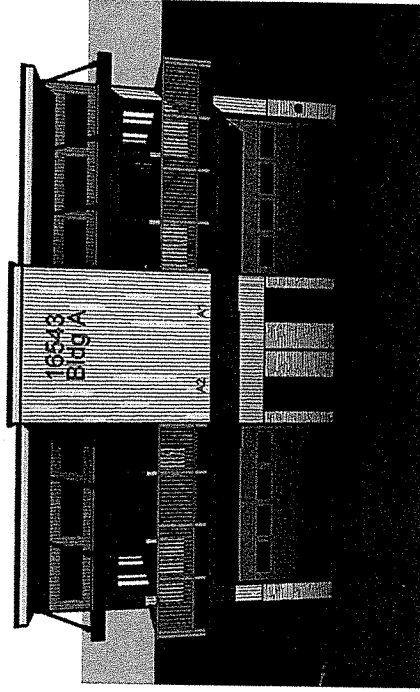
1/4" = 1'-0"



① Front Left Perspective View - COLOR



② Front Right Perspective View - COLOR



③ Front Center Perspective - High - COLOR

Initial Design  
Study  
W.C. Pappas Associates  
16543 Farm Avenue  
Auburn, AK 99517

Exterior Perspectives

A0.4A

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ARCHITECTS  
Alaska Registration #178950  
P.O. Box 20063 - Anchorage, Alaska 99512-0063 - (907) 572-9193



FMA Project #  
2023.11  
Project Start Date  
01-22-2023  
Release Date 02-04-2024  
Released for  
Issued for Review 6

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Permit #

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Building Articulation Notes

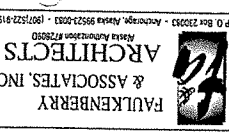




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03-22-2023  
Release Date 02-04-2024  
Released for  
Issued for Review 6



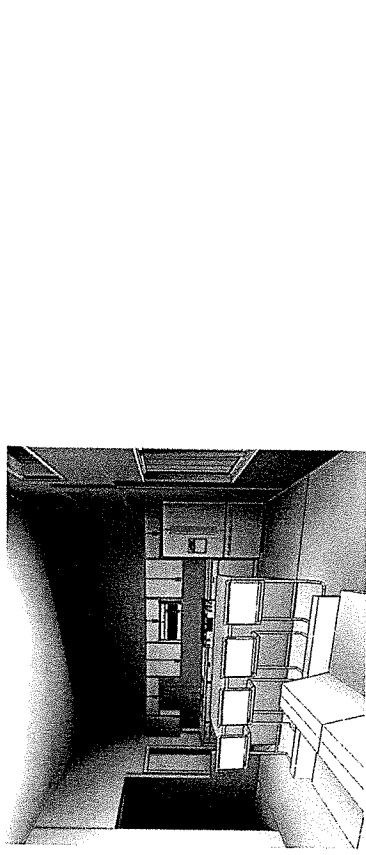
PAULKENBERRY  
& ASSOCIATES, INC.  
ARCHITECTS  
Alaska Registration #728950  
P.O. Box 230953 - Anchorage, Alaska 99523-0953 - (907)522-9150



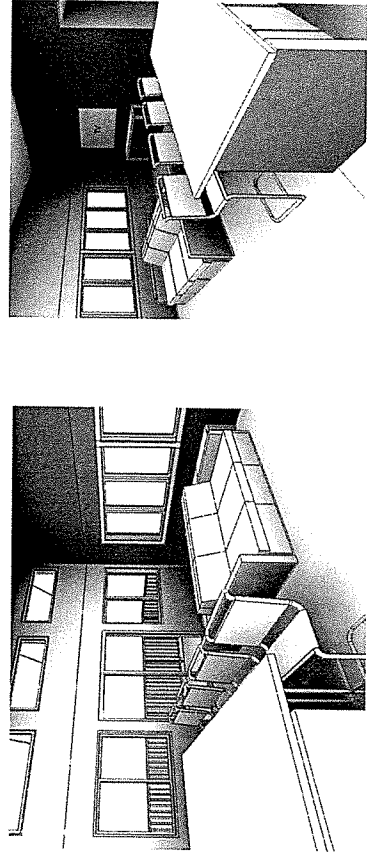
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Study  
1563 Farm Avenue  
W.G. Papp, Subdivision  
Anchorage, AK 99517  
Interior Perspectives

A0.4C

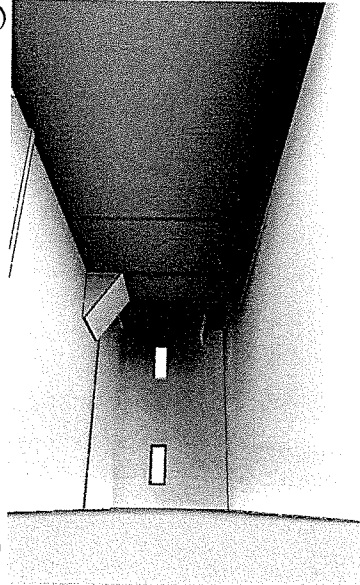
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Sheet # 1 of 1  
Copyright 2023 FVA LLC. All Rights Reserved.



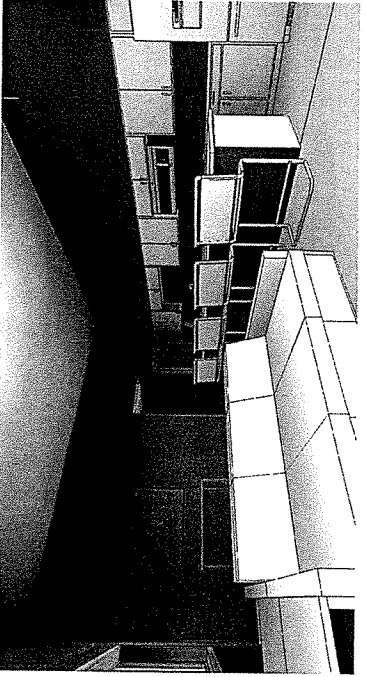
② 3D View 10



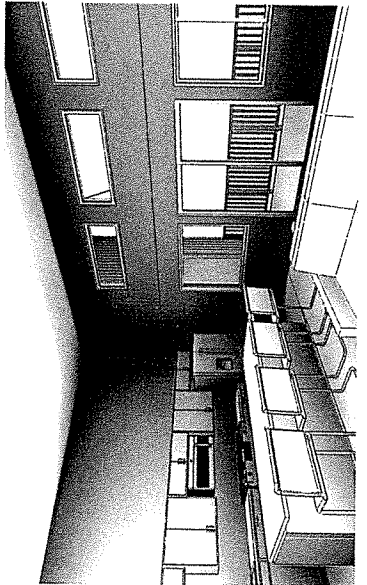
④ 3D View 12



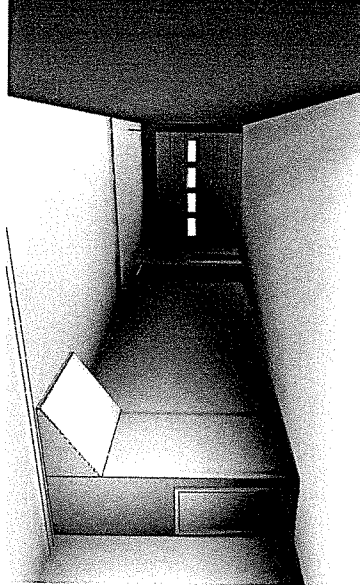
⑦ Interior Perspective - Private Garage 2



① 3D View 1



③ 3D View 11



⑥ Interior Perspective - Private Garage 1

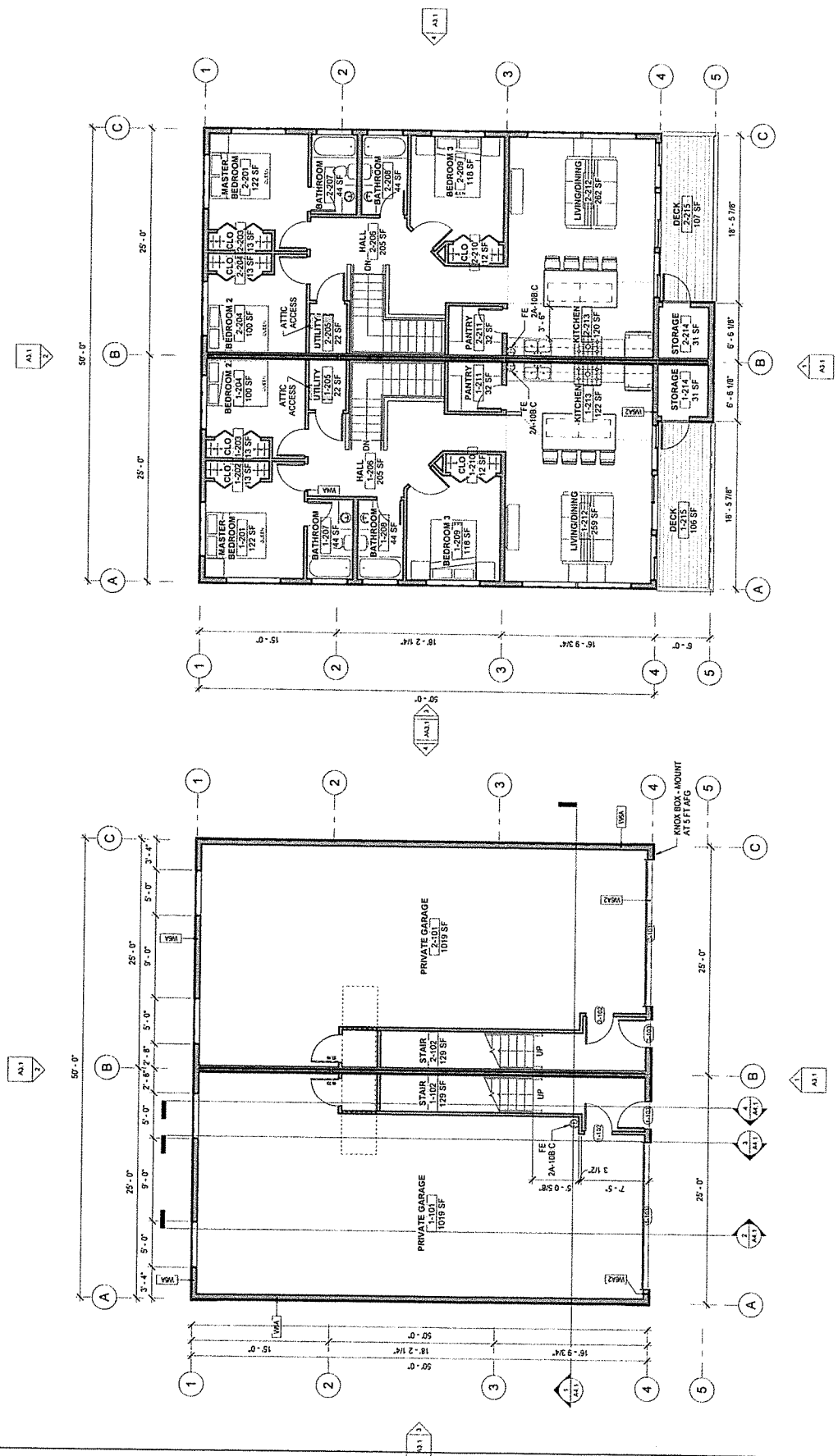








THE CONTRACTOR IS RESPONSIBLE TO  
 CHECK THE PLANS AND IS TO NOTIFY THE  
 ARCHITECT OF ANY ERRORS OR OMISSIONS  
 PRIOR TO THE START OF CONSTRUCTION



1 1st Floor Plan  
 3/16" = 1'-0"

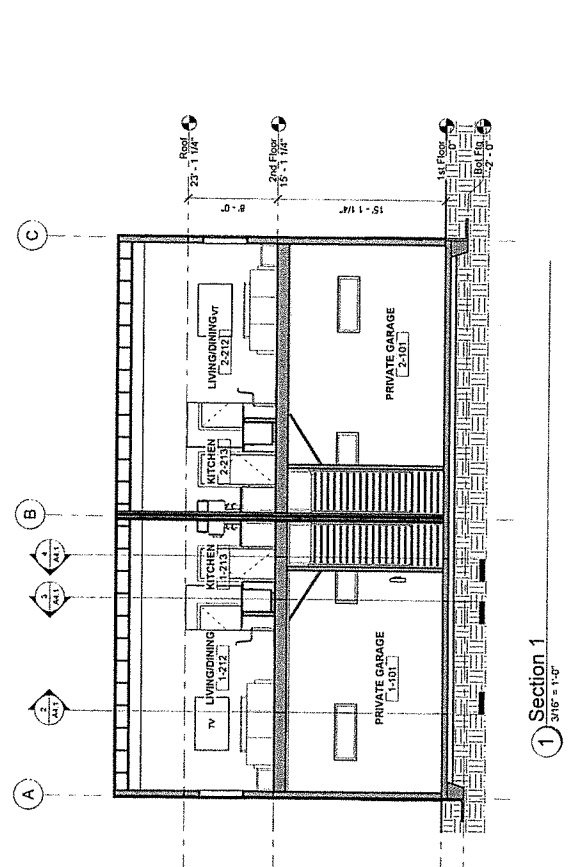
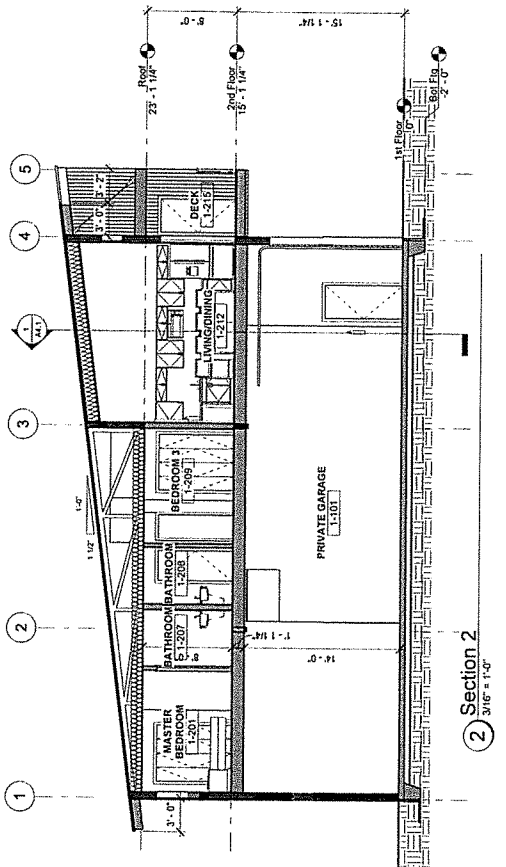
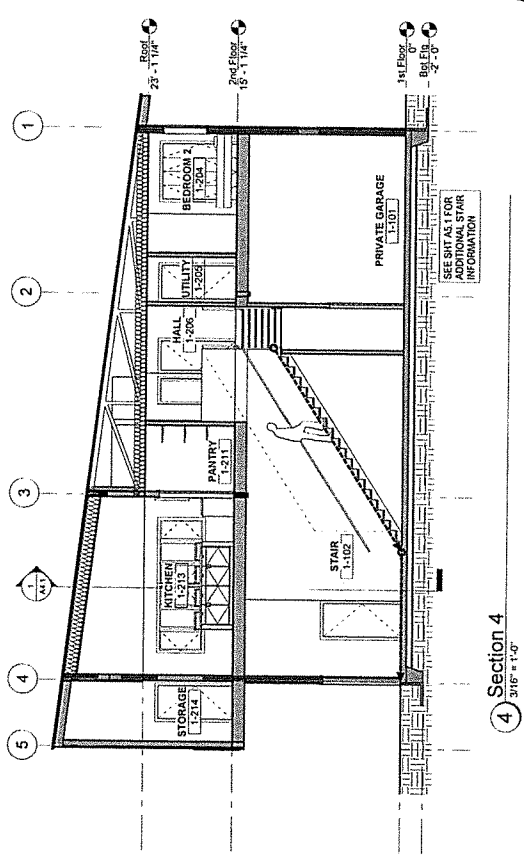
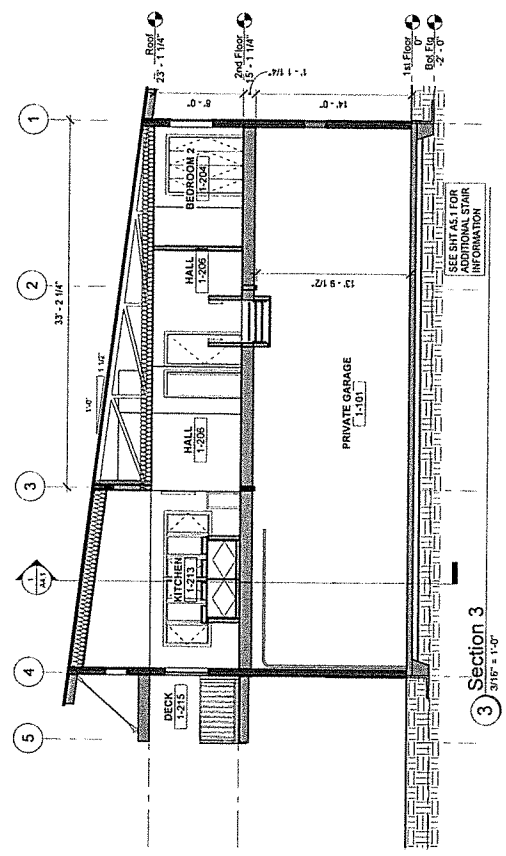




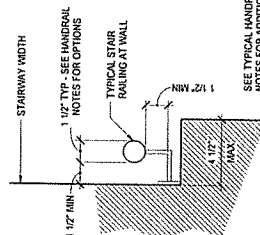




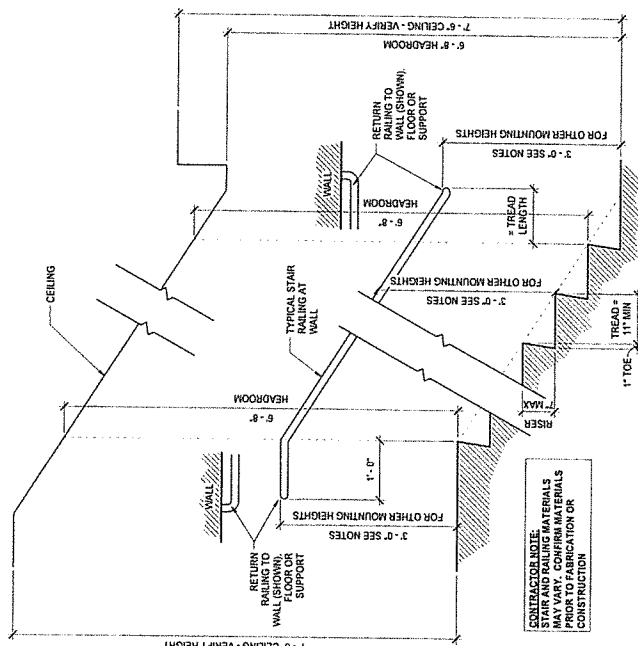








#### 2 Typical Railing Detail 4

[illegible]

① Typical Railing Detail 3



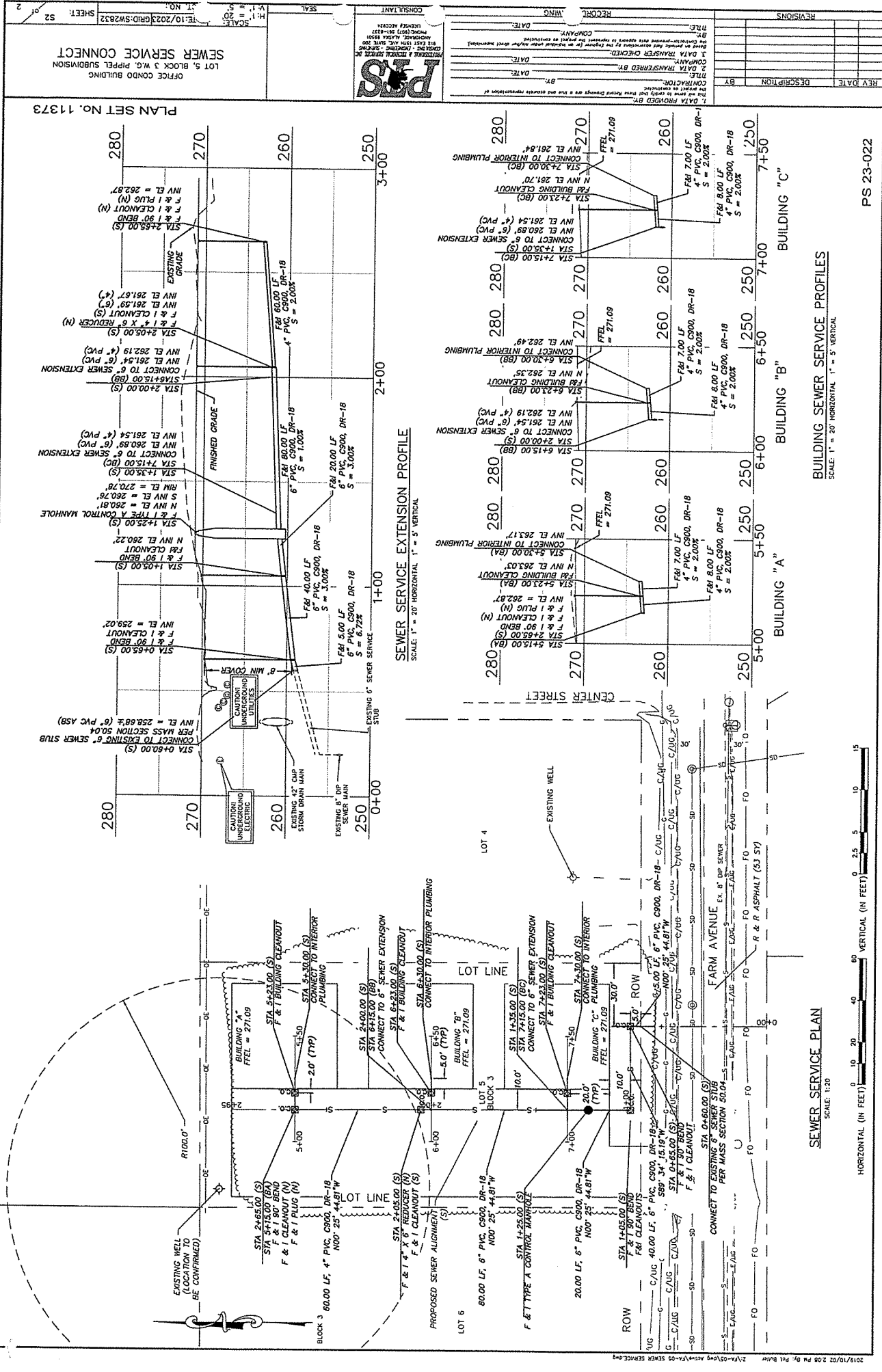
Anchorage, Alaska. 11-2-77  
 Date: 11-2-77  
 To: David L. Lutz  
 M. Anchorage, Alaska 11-2-77  
 District Recorder

















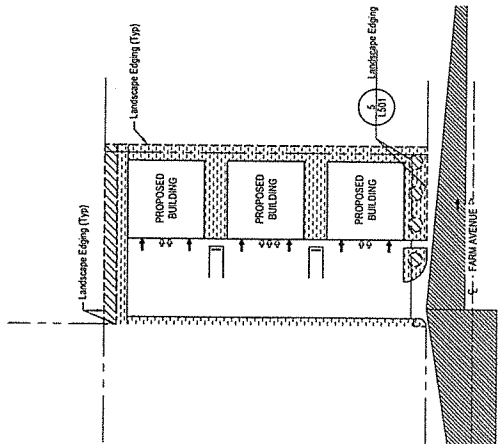




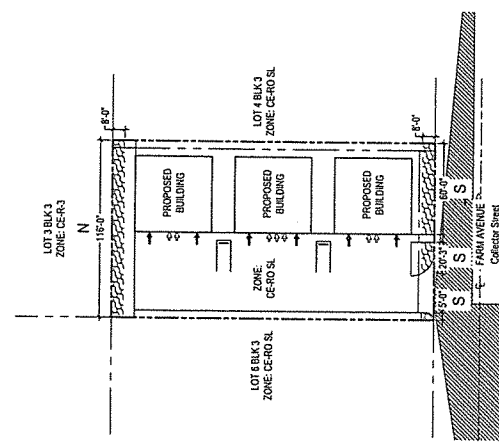
NOT ELECTRICAL SEPARATION

Soils Legend	
	4' depth planting soil
	12' Min. depth planting soil - Additional Soil Depth per Planting Details
	Landscape Edging
Excavate as necessary to show placement of planting soil per above (as measured after compaction) PLUS additional excavation as needed to install mulch (as referenced) and for soft surfaces to be 1" below adjacent hard surfaces (as referenced). Where planting materials are installed within soil areas, excavate deeper as needed to achieve soil depths and extents per planting details. Coordinate landscape activities to ensure that final grades are met, and positive drainage is achieved.	

Code Plan Legend	
	Site Perimeter Landscaping (B.1)



**2 Soils Plan**  
SCALE 1"=40'-0" (80'x120')



**1 Code Analysis Plan**  
SCALE 1"=40'-0" (80'x120')

**Title 21 Master Table (New Code)**

Conformance per 21.12.090-C1	NA
Site Perimeter Landscaping	Required. See table B.1.
Paving Lot Landscaping - Perimeter	Not Required. Less than 10 parking spaces.
Paving Lot Landscaping - Interior	Not Required. Less than 40 parking spaces.
Bicycle Parking Spaces	Not currently required by code.
Open Space Requirements	Not required for zoning type.
Site Distance Requirements	25 MPH. See Plans.
Dumpster Screening	Not required. No on-site dumpster.
Landscape Warranty	See below.
The MDA 21.07.000 F.1.B. a required two year landscape guarantee in the form of a landscape plan is required to be provided to the MDA prior to landscape inspection. At the end of the two year period, this will be released back to the client providing that the landscape meets or exceeds the quantity and quality established by the permit set. At a minimum, this will require a letter stating to meeting these minimums, issued by a landscape architect or arborist. Services related to this inspection are not included within this fee, but can be provided as an additional service to the client at time and expense or a negotiated lump sum.	





FARM AVENUE  
3 NEW DUPLEXES  
PERMIT DRAWINGS  
EAGLE RIVER, AK

If the above dimension does not measure exactly 1", the drawing has been enlarged or reduced, affecting all scales.

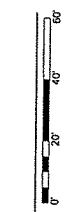
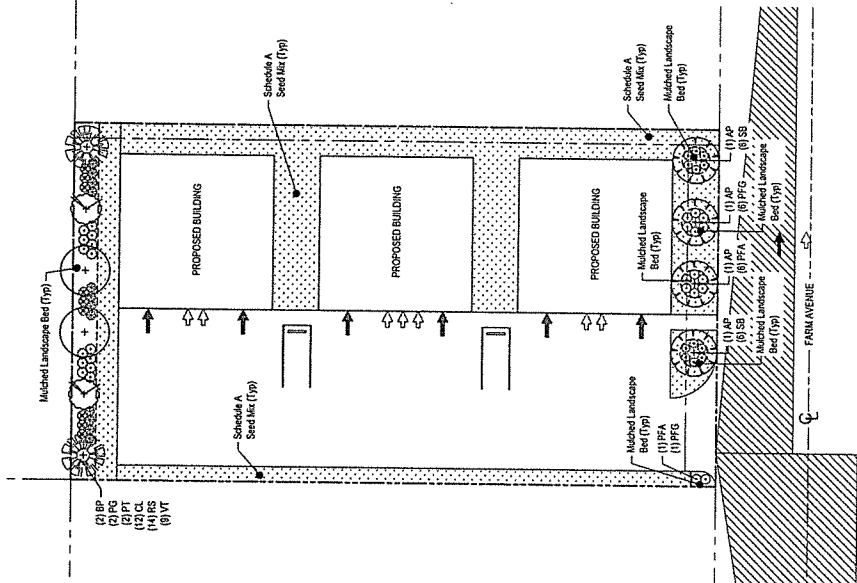
DATE: 10/23/2023  
JOB NUMBER: SCO-23-04  
DRAWN BY: BL  
CHECKED BY: PB

PLANTING PLAN  
SHEET #:  
**L102**

CORVUS DESIGN. ALL RIGHTS RESERVED.

**IMPORTANT:**

This is a permit set with the Municipality of Anchorage and is required to be installed as shown. Deviations from these plans may result in problems during inspection and negatively affect permit close-out. Contact Landscape Architect prior to installation if any revisions are necessary.



1  
L102  
Planting Plan  
SCALE: 1" = 20' @ 22x34

## Planting Schedule

**Deciduous Trees-See Detail:**

Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
4	+	AP	Acer platanoides 'Helena'	2" CAL	BAB	Single stem
2	+	BP	Betula papyrifera	2" CAL	BAB	Single stem
2	+	PT	Populus tremuloides	2" CAL	BAB	Single stem

Note 1: Per MOA Sec. 21.07.080.F.1.a, all deciduous trees must be a minimum of 2" caliper at the time of planting. Container or root ball size per ANSI Z60.1 based on tree size.

**Evergreen Trees- See Detail:**

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
2		PG	Picea glauca	White Spruce	6' HT	84.9	

Note 1: Per MOA Sec. 21.07.080.F.1.a, all coniferous trees must be a minimum height of 6' at the time of planting. Container or root ball size per ANSI Z60.1 based on tree size.

**Shrubs - See Detail:**

Qty.	Sym <sup>1</sup>	Label	Botanical Name	Common Name	Size	Furnished	Notes
12	⊗	CL	<i>Cleistanthus luddius</i>	Common Castanetree	#5 (18" Min)	CG	
7	○	PFA	<i>Pavetta indica</i> 'Abbotswood'	Abbotswood Pavetta	#5 (18" Min)	CG	
7	○	RF	<i>Pavetta indica</i> 'Gold Drop'	Gold Drop Pavetta	#5 (18" Min)	CG	
14	○	PS	<i>Rosa rugosa</i>	Rugosa Rose	#5 (18" Min)	CG	
12	⊗	SB	<i>Schima x humilis</i> 'Little Princess'	Little Princess Spirea	#5 (18" Min)	CG	
9	⊗	VT	<i>Viburnum rilmum</i> 'Bailey Compact'	Bailey Compact	#5 (18" Min)	CG	
				American Cranberry			

Note 2: Per MOA Sec. 21.07.080.F.1.a, all shrubs must be a minimum height of 18" at the time of planting. Container size shall be per ANSI Z60.1 based on shrub size (minimum #2).

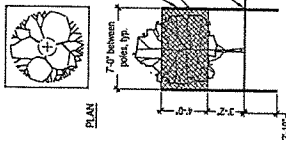
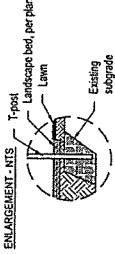
### Miscellaneous

	Schedule A Seed Mix																																																																			
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**General Notes:**

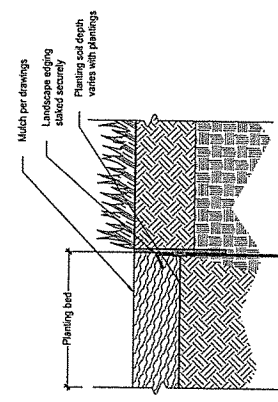
- [illegible]





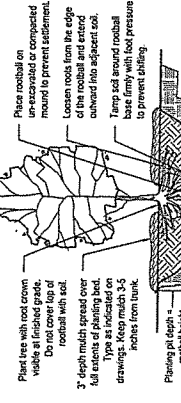
**4. Moose Protection**  
SCALE: 1/8" = 1'-0"

- Notes:
1. Moose protection fencing required around all new trees.
  2. Four posts required per tree.
  3. For tree groupings, place poles as necessary so that railing does not touch branches.



**5. Landscape Edging**  
SCALE: 1/8" = 1'-0"

Note: Install edging per manufacturer's specifications.

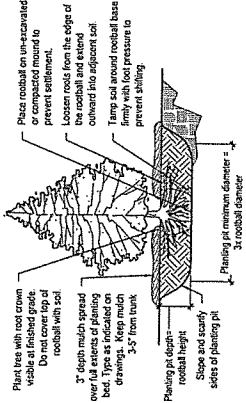


**1. Shrub Planting**  
SCALE: 1/8" = 1'-0"

- Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling.
  2. Do not fertilize at time of installation.
  3. If present, remove all post, wire, and top half of burlap from rootball.

**2. Deciduous Tree Planting**  
SCALE: 1/8" = 1'-0"

- Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling.
  2. Do not fertilize at time of installation.
  3. As appropriate, remove all post, wire, and top half of burlap from rootball.



**3. Evergreen Tree Planting**  
SCALE: 1/8" = 1'-0"

- Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling.
  2. Do not fertilize at time of installation.
  3. As appropriate, remove all post, wire, and top half of burlap from rootball.

**MASS Notes:**

1. Construct project to meet Municipality of Anchorage Standard Specifications (MASS).
2. Any reference to "planting soil" is equivalent to "topsoil" as defined in MASS.
3. Landscape Architect will provide the Engineer for landscape effects.
4. Materials:
  - 4.1. Retaining beds: Construct as shown in the drawings and as described herein. Prior to placement of any planting soil in planting beds, the contractor must prepare the area to depth and width as shown in the drawings and as described herein. The area must be compacted and the area must be covered with a minimum of 2 inches of compacted subgrade. Do not compact planting soil during installation. All plant materials and installation must comply with section 73.01 Subcontracting and the Drawings.
  - 4.2. Planting soil and specified bark mulch: Incidental to all tree and shrub plantings within the project area. Planting soil must conform to the specifications for planting soil in the drawings and as described herein. The area must be compacted and the area must be covered with a minimum of 2 inches of compacted subgrade. Do not compact planting soil during installation. All plant materials and installation must comply with section 73.01 Subcontracting and the Drawings.
  - 4.3. The planting soil must be tested by ASTM D2174, ASTM D2174, ASTM D2174, and MSHTD 7267.
  - 4.4. Landscape edging: Aluminum CURV-RITE 3000 series, 5'x1'x1/8", with mill finish, and 3000 series corner modules. All edging must be twelve inch (12") aluminum stakes with mill finish.
  - 4.4.1. Comparable products by other manufacturers may be considered provided supporting data from the manufacturer is submitted to the design professional. Comparable products must be architecturally and structurally similar in size, type, and grading of materials.
  - 4.4.2. Comment: Fatten with CURV-RITE 3000 series corner module connections. Do no bend or create edging at corners or at changes of direction.
5. Inspections:
  - 5.1. Inspections schedule is provided below. Notify Landscape Architect at least (5) five working days prior to delivery of plant material.
  - 5.2. Submittals:
    - 6.1. Submittals schedule is provided below. Contractor must provide all submittals a minimum of 30 days prior to commencement of installation.

Table 1: Submittals Checklist (MASS)

Submittal	Submittal Number	Submittal Date	Acceptance Date	Notes
Planting Soil				
Plant Material				
Stripped Bark Mulch				
Seed				
Fertilizer/Lime				
Landscape Edging				
Landscape Fabric				
Wood Stakes and Ties				

Table 2: Inspection Checklist (MASS)

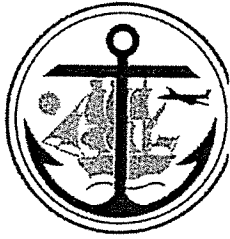
Inspection Type	Date Performed	Inspection Notes
Plant Material Acceptance (Prior to installation)		
Seedling Acceptance Inspection (upon completion of all edging or soil installation)		
Initial Planting Operations - Submittal (upon completion of all landscape related work)		
Final Planting Operations - Acceptance (upon completion of all landscape related work)		
Landscape Acceptance Inspection (upon completion of the Plant Establishment Period)		

**6. MASS Notes**  
SCALE: 1/8" = 1'-0"

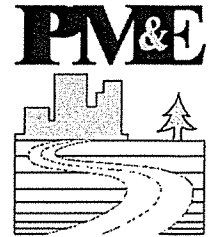


# **REVIEWING AGENCY AND PUBLIC COMMENTS**





**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** March 18, 2024

**RECEIVED**

**To:** Dave Whitfield

**MAR 18 2024**

**FROM:** Kyle Cunningham

**SUBJECT:** Cases 2023-0128: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the April 15, 2024 Planning and Zoning Commission hearing:

- 2023-0128 – Lot 5, Block 3, W. G. Pippel Subdivision (Plat P-164A);
  - WMS has no comments on or objections to this stie plan.



# MEMORANDUM

RECEIVED

DATE: March 12, 2024

MAR 12 2024

TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division

FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: April 15, 2024

Agency Comments due: March 18, 2024

AWWU has reviewed the materials and has the following comments:

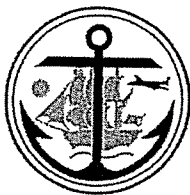
**2023-0128 Lot 5, Block 3, W. G. Pippel Subdivision (Plat P-164A) – Major Site Plan Review for a six (6) unit development (3 duplexes) in the CE-RO SL (Chugiak-Eagle River Residential Office) District with Special Limitations, Grid NW0251.**

1. AWWU sanitary sewer service is available to this parcel.
2. AWWU water service is not currently available to this parcel without further development.
3. AWWU has no objections to this Major Site Plan Review.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to [seth.wise@awwu.biz](mailto:seth.wise@awwu.biz).







## MEMORANDUM

RECEIVED

DATE: March 7, 2024

TO: Current Planning Division Supervisor,  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2023-0128 Major Site Plan Review for a six-unit development (3 Duplexes  
in the CE-RO SL District**

MAR 07 2024

### **Lot 5 Block 3 W.G Pippel Subdivision (Plat P164A)**

Traffic Engineering recommends approval of the major site plan with the following comments and conditions.

This parcel has frontage along Farm Avenue which is designated as collector roadway per the Official Streets and Highway Plans. The Parcel is zone CE-RO-SL, which is classified as commercial zoning per Table 21.10-8 and subject to Class A development standards. Farm Avenue is also listed in the 2007 Anchorage Pedestrian Plan with missing sidewalk segments with a score higher than 6.

Resolve with Traffic Engineering and private development the requirement to install 5-foot sidewalk meeting class A development standards along property frontage along Farm Avenue per AMC 21.07.060 E.2.f i and ii.

Maximum width of driveway restricted to 20 feet due to collector classification of Farm Avenue.



**Kimmel, Corliss A.**

---

**From:** Walters, Michael S.  
**Sent:** Thursday, March 7, 2024 1:58 PM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2023-0128 Request for Reviewing Agency Comments

RECEIVED

MAR 07 2024

ROW has the following comments for case number 2023-0128:

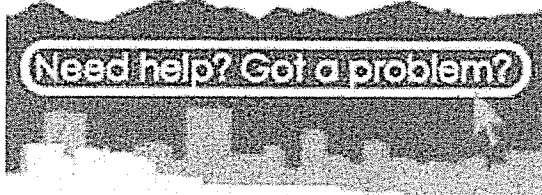
ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910

**#ANCWORKS!**

*An online tool for Anchorage*





# MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance  
Eagle River Town Center, Room 131  
12001 Business Blvd., Eagle River 99577

*Mayor Dave Bronson*

Phone: 907-343-1510  
Fax: 907-694-1540

RECEIVED

MAR 07 2024

Corliss Kimmel

Current Planning Division  
P.O. Box 196650  
Anchorage, AK 99519

March 4, 2024

RE: Case 2023-0128 Major site plan review

The Eagle River Street Maintenance staff has reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,

**Tony Winsor**

**Deputy Officer**

Eagle River Street Maintenance  
Administration, M.O.A.

Office: 343-1512

Email: [Anthony.winsor@anchorageak.gov](mailto:Anthony.winsor@anchorageak.gov)



**Kimmel, Corliss A.**

**From:** Wilson, Karleen K.  
**Sent:** Friday, March 1, 2024 3:11 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Cc:** Wilson, Karleen K.  
**Subject:** 2023-0128 Reviewing Agency Comments - Addressing  
**Attachments:** 2023-0128 Routing Coversheet.pdf

RECEIVED

MAR 01 2024

ADVISORY NOTE: Each building will receive it's own unique address during the permit process (they will not be allowed to be a,b,c,)

Regards,

Karleen Wilson  
Addressing Official  
907.343.8168 (desk)  
907.343.8466 (shared Addressing)  
[Official Address Map](#)

**From:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Sent:** Tuesday, February 27, 2024 4:43 PM  
**Cc:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Subject:** 2023-0128 Request for Reviewing Agency Comments

Hello all. Attached please find our routing Coversheet for the above referenced Case No. 2023-0128 (Major SPR), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 04/15/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2023-0128 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17893>.



Planning Department  
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart  
Senior Planning Technician •  
Planning Department  
Current Planning Division - Zoning & Platting  
Email: [gloria.stewart@anchorageak.gov](mailto:gloria.stewart@anchorageak.gov)  
Phone: (907) 343-7934  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

RECEIVED

FEB 29 2024

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

February 29, 2024

David Whitfield, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2023-0128** - 16543 Farm Ave (Eagle River) Major Site Plan Review
- **2024-0022** - Glacier City Center -DMP Amendment
- **2024-0028** - 2981 Concord Lane (Lot 5 Bk 5 Village Green Subdivision Dimensional Variance
- **2024-0031** - 158 Northland Dr (Alyeska #1 Blk 18 Lot 10) Dimensional Variance

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2023-0080 - Carol Creek Tract 1 - Conditional Use (Planned Unit Development) and Design Variance (Building Separation Standard) (also see S12738)**
  - No objection to the proposed plat. This proposed subdivision has already had an Abbreviated Transportation Impact Analysis (ATIA) study done and approved by DOT&PF and Municipality.
  - No objection to the Conditional Use Permit
  - No objection to the Design Variance
- **2024-0036 - 8600 King St - Costco Major Site Plan Review (Loading dock addition)**
  - No objections or comments on the Major Site Plan.



All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc: Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Orion LeCroy, P.E. Acting Highway Safety Engineer, DOT&PF



# **AFFIDAVIT OF POSTING**





# AFFIDAVIT OF POSTING

CASE NUMBER: 2023-0128

I, Ron Thompson hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for MAJOR SITE PLAN REVIEW. The notice was posted on 3/20/24 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 21 day of MARCH, 2024.

Signature [Signature]

## LEGAL DESCRIPTION

Tract or Lot: 5

Block: 3

Subdivision: W.G. TIPPEL



