

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

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Mayor Dave Bronson

June 14, 2024

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

Case: 2024-0078- Enstar Natural Gas Company

Request: Alternative Equivalent Compliance for landscaping

Property Description: Interair Subdivision, Block 1, Lot 4

Parcel ID: 009-211-21-000

Property Address: 5151 Fairbanks Street, Anchorage, AK 99503

Dear Mr. Briggs,

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

The Department finds that the alternative landscape does not meet the criteria for AEC approval in accordance with AMC 21.07.010D.6.a-c.:

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

The proposed alternative design is to install the required Parking Lot Perimeter Landscaping along the southern property line within the Parking Lot Interior Landscaping.

The lack of a nonconforming determination and complete landscaping plans for the whole site hinder the ability to determine what was required at the time of construction and what is required today.

Therefore, Planning is unable to determine if this proposed AEC provides an equal or better improvement to this parcel. Current AMC 21.07.080E requires both Parking Lot Perimeter and Parking Lot Interior Landscaping.

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

The proposed alternative seeks compliance with the following goals and policies of the applicable comprehensive plans but does not provide the standard to a better degree:

Anchorage 2020

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

The subject parcel is abutting I-1 Light Industrial uses to the north, south, and west and B-3 General Business to the east. The proposed interior landscaping will enhance this site but is less than what is required by AMC 21.07.080E subject to a site plan review.

Anchorage 2040 Land Use Plan

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

The tool of alternative equivalent compliance is meant to provide design flexibility for constrained projects that can accommodate an equivalent design standard to what is otherwise required. Without a nonconforming determination it is unknown if what the applicant is proposing provides an alternative equivalent design that meets these requirements.

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

The proposed alternative design does not provide an alternative that is equivalent to or better than the subject design standard. AMC 21.07.080E requires both Parking Lot Perimeter and Parking Lot Interior Landscaping. The proposed alternative landscape plan falls short of the equivalent requirement.

Decision

The Department, therefore, cannot approve this AEC request to allow an alternative to the required Parking Lot Perimeter Landscaping along the southern property line per AMC 21.07.010, due to a lack of information provided.

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

Sincerely,



Craig H. Lyon
Director
Planning Department