

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

DATE May 13, 2021

CASE NO: 2021-0051

APPLICANT: Swell, LLC.

REPRESENTATIVE: Triad Engineering, LLC.

REQUEST: Administrative Site Plan Review for Multifamily Housing Development

LOCATION: Generally located south of Glenn Highway, north of Whisperwood Park Drive, and east of Newell Street

LEGAL DESCRIPTION: Checkpoint Subdivision, Tract A1-2 (Plat 2020-30)

COMMUNITY COUNCILS: Northeast

TAX NUMBER: 006-421-43-000

GRID: SW1238

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 5.49 acres

Vegetation: Partially cleared along the eastern and southern portion of the site with deciduous trees throughout.

Zoning: R-4: Multifamily Residential District

Topography: Flat

Existing Use: Vacant

Utilities: Electrical, Natural Gas, Water, Sewer

COMPREHENSIVE PLAN

Classification:

*Compact Mixed Residential- Medium – Anchorage
2040 Land Use Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-4	B-3 / R-4	R-3	R-4
Land Use:	Multi-Family Residential	General Business/ Multi-Family Residential	Mixed Residential	Multi-Family Residential

PROPOSAL

The petitioner is requesting administrative site plan approval for multi-family housing development, required per AMC 21.07.110.F.2.

AGENCY AND PUBLIC COMMENTS

Agency comments are included below. No public comments were received, and the Northeast Community Council did not provide comments.

FINDINGS

AMC 21.07.110.F.2. Approval Criteria. An application for administrative site plan review shall be approved upon finding that the site plan meets all the following criteria:

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;**

The standard is met.

This proposed development is consistent with the underlying plat, (2020-30).

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

The standard is met.

See below for all AMC Title 21 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

The standard is met.

The proposed development is not anticipated to result in any adverse impacts to the surrounding area. The existing Newell Street is acceptable to support this proposed development.

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

The standard is met.

This property is designated Compact Mixed Residential-Medium in the *2040 Land Use Plan*. The proposed development will help implement the land use classification.

21.04.020F. District Specific Standards

a. Allowed Commercial Uses

No commercial uses proposed.

b. Alcohol Sales Prohibited. Special land use permits for alcohol shall not be authorized for uses in the R-4 district.

Alcohol sales are not proposed.

c. Floor area ratio (FAR). The maximum floor area ratio (FAR) in the R-4 district is 1.0 but may be increased through the bonus provisions in subsection 21.04.020I.2.d. below.

This standard is met

The proposed development total gross floor area of Buildings A1, A2, and C is 28,662 square feet. The total area for this phase of the development is 74,180 square feet. The floor area ratio is approximately 0.39.

d. Building height increase. Buildings in the R-4 district may exceed the maximum height established in Table 21.06-1, up to a maximum total height of 70 feet (or slightly more—see subsection 21.06.030D.7., height adjustments), subject to all of the following requirements to encourage the provision of light and air at the ground level, and active uses on the ground floor facing the street:

Not applicable.

Building height not to exceed the maximum allowed in Table 21.06-1.

e. Maximum building length. The maximum length of a townhouse-style building elevation shall be 300 feet.

Not applicable.

The building style is multi-story multi-family.

21.05.030.A.2, Residential uses: Definitions and use-specific standards.

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."**

The development will contain thirty (30) dwelling units on one parcel.

b. Use-specific standards.

- i. Multifamily developments that consist of three or more units in one building shall comply with subsection 21.07.110C., Standards for Multifamily Residential.**

The development will contain more than three (3) dwelling units per building that meet the multifamily development definition.

21.06.020A., Table of Dimensional Standards: Residential Districts

This standard is met.

The proposed site plan complies with the dimensional standards for the R-4 district.

- **Minimum lot Area 6,000 square feet – 74,180 square feet provided**
- **Minimum lot width 50 ft – 291 ft provided**
- **Max lot coverage 60% - 15.70% provided**
- **Maximum setback requirements**
 - **Front 10 ft – 202 ft provided**
 - **Rear 10ft – 11.33 ft provided**
 - **Side 5 ft plus one foot for each 5 feet in height exceeding 35 ft – 16 ft provided**
- **Maximum number of principal structures per lot or tract**
 - **More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2**

The development has three buildings and meets the requirements of 21.07.110F.2 as discussed further below.

- **Maximum height of structures**
 - **Principal 45 ft - 38.50 ft**

21.07.030B., Private Open Space – Applicability and Open Space Requirement

Development shall be required to set aside private open space according to the following minimum requirements:

- 1. General: For multifamily-style construction, at least half the required open space shall be provided as common private open space, and no individual private open space is required. Required open space for residential uses shall not be combined with required open space for nonresidential uses.**
- 4. R-4 districts: 100 square feet of private open space per dwelling unit. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.**

This standard is met.

The proposed development includes 30 dwelling units, which requires a minimum of 3,000 square feet of private open space (100 square feet per dwelling unit).

The proposed site plan provides 2,757 square feet of common open space in the form of a lawn and playground abutting the western side of Building C.

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 standard may be met.

- 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 standard is met.

This is shown on the proposed site plan.

- 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 standard is met.

The proposed area meets the ten percent requirement.

- 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 is required.

- 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 standard is not met.

The proposed location of the snow storage area is not abutting the surface area to be plowed.

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

This standard is met.

The proposed snow storage area is fifty-six (56) feet wide by forty-eight (48) feet deep.

- 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 standard is met.

The proposed snow storage area is not within perimeter landscaping or on required trees.

- 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 standard is met.

The proposed location for the snow storage area is shown as grass.

21.07.080 Landscaping, Screening, and Fences

21.07.080E.1.e, Site Perimeter Landscaping (Table 21.07-2)

This standard is met.

- **North Property Line R-4 – N/A**
- **East Property Line R-4 – N/A**
- **West Collector – L1**
- **South Property Line R-4 – N/A**

21.07.080E.2, Parking Lot Landscaping Requirements

b. Parking lot perimeter landscaping.

- i. Parking lot perimeter landscaping is required for all parking lots with ten or more parking spaces that are associated with any multifamily or nonresidential use, and for parking lots that are a principal use on a site.**
- ii. Parking lot perimeter landscaping shall be placed on all perimeters of a parking lot, which includes appurtenant driveways, where the parking lot abuts a property line. L2 buffer landscaping shall be used where a nonresidential district abuts a residential district, or is adjacent to a residential district across an alley, and where a multifamily district abuts a single-family residential district. All other sides of the parking lot perimeter shall have L1 visual enhancement landscaping.**

This standard is not met.

Parking lot perimeter landscaping (L1) is required along the northern portion of the western parking lot. A condition of approval is to provide a landscape plan in accordance with AMC 21.07.080E.2, providing L1 landscaping along the northern portion of the western parking lot.

c. Parking lot interior landscaping. Parking lot interior landscaping is intended to visually enhance and break up the area of larger parking lots. Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking, circulation aisles, and appurtenant driveways. Development in the DT districts is exempt from the requirements in this subsection, and shall instead follow the parking lot landscaping standards set forth in subsection 21.11.070D.1.

This standard is met.

The parking lot contains 53 stalls so parking lot interior landscaping is required. The total parking and drive aisle are 24,820 square feet.

i. Parking lot interior landscaping requirements are as follows:

(A)40 to 100 parking spaces: An area equal to at least five percent of the parking lot shall be devoted to landscaping.

This standard is met.

1,241 square feet of landscaping is required, and 1,254 square feet is provided.

ii. Areas eligible to be counted as parking lot interior landscaping in subsection c.i. above shall be surrounded by parking area and/or driveway on at least three sides, except that up to 50 percent of the total parking lot interior landscaping, up to a maximum of 800 square feet, may include landscaping areas with parking area and/or driveway on only two sides (such as corner areas of parking lots).

This standard is met.

Of the 1,254 square feet of parking lot interior landscaping required, 627 square feet or 50% have the parking area and/or driveway on only two sides.

21.07.080E.3., Site Enhancement Landscaping

This standard may be met.

Site enhancement landscaping is required throughout the site. While the proposed site plan does provide areas of landscaping and private open space, it is not clear if it meets this standard. A condition of approval is to provide a landscape plan in accordance with AMC 21.07.080E.3, providing site enhancement landscaping throughout the site.

21.07.080G.2 Refuse Collection

This standard is met.

The proposed development includes an enclosed dumpster detail.

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

Table 21.07-4: Off-Street Parking Spaces Required

1 space for each studio or efficiency or one-bedroom dwelling unit, 0.50 spaces for each additional bedroom, and 0.10 guest parking spaces for each multifamily dwelling unit, with a minimum of 1 guest space.

- **Dwelling, Multifamily**
 - **1 space for each studio or efficiency or one-bedroom dwelling unit – 1 x 30 units = 30 Required**
 - **Add .05 spaces for each additional bedroom – .05 x 40 units = 20 Required**
 - **Add .010 guest parking spaces for each multifamily dwelling unit with a minimum of 1 guest space – .010 x 30 units = 3 Required**
 - **53 total stalls required – 53 stalls provided.**

This standard is met.

21.07.090J.5., Accessible Parking Spaces – Location

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible primary entrance. The accessible route of travel shall not pass behind parking spaces. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible primary entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

This standard may be met.

While the proposed site plan provides the necessary accessible parking, they are all abutting Building C. A condition of approval is to provide a site plan in accordance with AMC 21.07.090J.5, providing accessible parking spaces dispersed and located closest to the accessible entrances.

21.07.090K., Off-Street Parking and Loading – Bicycle Parking Spaces

All nonresidential, multifamily, and mixed-use dwelling developments with more than 40 parking spaces required in Table 21.07-4 shall provide at least four bicycle parking spaces, or a number of bicycle parking spaces equal to three percent of the number of required automobile parking spaces, whichever is greater. This requirement shall not apply to buildings in multifamily or mixed-use developments that are single-family, two-family, or townhouse style structures. Bicycle parking spaces shall meet the standards of subsection 21.07.060 F.15.

This standard is met.

21.07.110C., Residential Design Standards - Standards for Multifamily and Townhouse Residential

3. Windows Facing the Street

- a. **Windows. Windows or primary entrance doors shall be provided on each building elevation facing a street or that has primary entrances to**

dwelling (up to a maximum of two elevations). At least 10 percent of the wall area of the building elevations or primary entrance doors. The director may eliminate or reduce the requirement on one elevation (in instance where up to two apply) based on site specific circumstances (such as infill projects where an entry faces an adjacent property rather than the street).

This standard is met.

- The west wall of Building A1 faces Newell Street. The area of this wall is 2,466 square feet. The total area of doors and windows is 415 square feet. This complies approximately 17%.
- The north wall of Building A1 faces Road 2. The area of this wall is 1,787 square feet. The total area of doors and windows is 270 square feet. This complies approximately 15%.
- The east wall of Building A1 faces Road 1. The area of this wall is 2,466 square feet. The total area of doors and windows is 443 square feet. This complies approximately 18%.
- The west wall of Building A2 faces Road 2. The area of this wall is 1,787 square feet. The total area of doors and windows is 270 square feet. This complies approximately 15%.
- The north wall of Building A2 faces Road 1. The area of this wall is 2,466 square feet. The total area of doors and windows is 443 square feet. This complies approximately 18%.
- The south wall of Building C faces Road 1. The area of this wall is 2,974 square feet. The total area of doors and windows is 764 square feet. This complies approximately 26%.

4. Building spacing

- a. When the front wall or rear wall of a row of dwelling units faces the front wall or rear wall of another row of dwelling units on the development site, the average distance between shall be a minimum of 24 feet, plus one foot of distance for each foot of building height above 24 feet, up to a maximum requirement of 30 feet.**

This standard is met.

The distance between Building A1 and A2 is 71.50 feet. The distance between Building A2 and Building C is 98.50 Feet.

5. Pedestrian Access

Walkway connections from primary front entrances to the street are required in accordance with subsection 21.07.060E.4., except that developments may provide one of the following alternatives instead:

This standard is met.

The proposed site plan provides sidewalks from the primary front entrance of each dwelling unit to Newell Street.

- 6. Building and Site Orientation - Buildings shall be oriented to surrounding streets, sidewalks, common private open spaces, and the neighborhood public realm through the selection of three menu choices. The director may reduce the requirement to two menu choices if he or she determines that the primary objective of the menu option is achieved or that the specific site limits availability of a majority of the options.**

This standard is met.

- c. Orientation of Living Spaces and Windows—Overall Development. Provide windows and/or entrances to habitable living spaces, comprising at least 10 percent of the total wall area of up to two building elevations facing a street or having a primary front entrance. Windows in a garage door do not count towards the minimum area in this section.**

This standard is met.

The windows on each façade exceed the minimum 10% requirement.

- j. Separated Walkway to the Street - Connect all primary entrances to the street by a clear and direct walkway separated from and not routed through a parking facility.**

This standard is met.

There is a clear and direct walkway separated from and not routed through the parking lot to the west of the dwelling units, connecting each of them to Newell Street with a dedicated walkway.

k. Visible Front Entries

- i. Place the primary front entrance(s) (at least one shared primary front entrance for a multifamily structure or at least 50 percent of individual unit entrances) on a street-facing building elevation, or facing a common private open space that is visible from and has direct access to the street.**

This standard is met.

The primary front entrances on all three buildings face the interior private streets within the development.

- 7. Building Articulation Menu - Any building elevation facing a street or having a primary front entrance shall provide at least four features from the menu**

below, except that the end walls of rows of dwelling units may provide as few as three features. This section shall apply to no more than two building elevations, with priority to at least one elevation facing a street. Each building elevation may use different menu choices.

This standard is met.

- a. Wall Articulation. - Articulate the building using wall plane projections or recesses, with changes in plane of at least 18 inches in depth. Space at intervals that relate to the location and size of individual dwelling units or living spaces, or to the number of units across the façade, or that are no more than 30 feet on average (spacing may vary). Provide such articulation for the majority of the building wall height.**

This standard is met.

- Building A1 – 1st Elevation (West wall facing Newell Street): This wall has three recesses along the face of this wall ranging from 2.0 ft. to 16.0 ft. in depth.
- Building A1 – 2nd Elevation (East wall – Primary Entrance): This wall has four recesses along the face of this wall ranging from 4.0 ft. to 25.3 ft. in depth.
- Building A2 – 1st Elevation (North wall – Primary Entrance): This wall has four recesses along the face of this wall ranging from 4.0 ft. to 25.3 ft. in depth.
- Building A2 – 2nd Elevation (West wall facing Road 2): This wall has three recesses along the face of this wall ranging from 2.0 ft. to 38.0 ft. in depth.
- Building C – 1st Elevation (South wall – Primary Entrance): This wall has four recesses along the face of this wall ranging from 2.0 ft. to 32.00 ft. in depth.
- Building C – 2nd Elevation (West wall facing Parking Lot): This wall has one recess of 5.5 ft. in depth.

- b. Overall building modulation. - Provide wall plane projections or recesses having a depth equal to at least ten percent of the length of the building elevation or four feet (whichever is less), and whose combined wall area comprises at least 25 percent of the building elevation wall area. This menu choice counts as two features if the change in plane is double the minimum depth.**

This standard is met.

All buildings comply with this requirement.

- d. Variation of exterior finishes. - Use two or more primary wall siding materials, or a change of color only if the color change is to a different primary or secondary color family and is delineated with trim or a change in wall plane, not including concrete or block foundation.**

This standard is met.

All buildings utilize two or more primary wall siding materials and/or color changes.

- f. Balconies. - Incorporate balconies with a depth of at least four feet and repeated at intervals across the building length (spaced as stated in menu choice 7.a. above).**

This standard is met.

All buildings have balconies that are at least four feet deep.

- i. Entry Articulation. - Enhance the articulation of the primary front entrance (or at least 50 percent entries when not every entry faces the street) with a sheltering roof structure, projecting vestibule, or wall projections/recesses, having a depth of at least four feet for the entire width of the entry space.**

This standard is met.

All buildings have enhanced articulation of the primary front entrance with sheltering roof structures, wall projections/recesses, and having a depth of at least four feet for the width of the entry space.

- j. Building elevations free of garage doors. - Provide the building elevation without garage bay doors.**

This standard is met.

All buildings and their elevations are without garage bay doors.

- m. Variation in building form or scale. - Provide a minimum of two kinds of variation in architectural form or scale, such as between individual dwellings in a building, or from one building to the next in the development. Variations may include reversed building elevations, a different pattern or arrangement of building modulation or articulation features, a different dwelling unit layout or design that is evident on the exterior, or a change in scale such as varying the number of stories, the number of units from one building to the next, or the width of abutting units.**

This standard is met.

There is a variation in architectural form and scale between all the buildings on site. Building A2 is the mirror image of Building A1 while Building C is a different architectural form and scale from Buildings A1 and A2.

- 8. Northern climate weather protection and sunlight menu. - Building and site design shall respond to Alaska's northern climate, including the effects of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight**

conditions, which impacts the pedestrian environment and livability of denser compact housing areas, by providing at least four features from the following menu on buildings comprised of eight or more units. Menu choices subsections 8.f., year-round access to sunlight; 8.g., sunlight access for neighbors; 8.i., sun trap; 8.j., atrium; and 8.l., sunlit and wind protected courtyards shall each count as two features. The director has the ability to reduce the number of required features in circumstances where site conditions or scale of buildings do not support the features provided in the menu options.

This standard is met.

- a. Weather protected entrance. - Provide outdoor shelter as a permanent architectural feature, that covers at least 24 square feet of outdoor entryway space for each primary front entrance.**

This standard is met.

All buildings provide outdoor shelter as a permanent architectural feature and cover at least 24 square feet of outdoor entryway space for each primary entrance of each building.

- f. Year-round access to sunlight. - Ensure that one or more windows of every dwelling in the development will receive sunlight access for at least one hour on December 21. Natural features existing at the time of development, such as trees, shall not be considered as blocking sunlight access, but newly installed evergreen trees shall be planted so as to minimize blocking of sunlight access.**

This standard is met.

Note: This method counts as two features: This project ensures that one or more windows of every dwelling in the development will receive sunlight access for at least one hour on December 21.

- h. Daylighting. - Provide for apartment daylighting and building spacing as follows: Locate at least one window in the main living area of each dwelling such that an imaginary daylight plane extending from the window and formed by an angle of 60 degrees that is unobstructed for a horizontal distance of 60 feet. The plane angle shall be measured horizontally from the center of the bottom of the window. As an alternative, two angles with a sum of 60 degrees may be used.**

This standard is met.

The apartment daylighting and building spacing of this project is achieved by having at least one window in the main living area of each dwelling unit such that an imaginary

daylight plane extending from the window and formed by an angle of 60 degrees that is unobstructed for a horizontal distance of 60 feet.

- 9. Entryway Treatment. - Primary front entrances shall be given emphasis and physical access as follows. A porch, landing, patio, or other semi-private outdoor entryway space with a minimum dimension of four feet shall be provided that is distinguished from adjacent areas and vehicular parking by a vertical separation or change in surface material.**

This standard is met.

21.07.110F., Residential Design Standards – Sight Design

2. Multiple structures on one lot.

This standard is met.

- a. Intent. This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.**
- b. Applicability and review process.**
 - i. This section applies to the development of three or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit.**

This standard is met.

The development contains three principal residential structures.

- ii. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-3, and RO districts.**

This standard is met.

The development is zoned R-4.

- iii. Applicable developments with between three and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more**

dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.iv. All approvals under this section shall use the approval criteria of subsection 2.c. below, in addition to the general site plan review approval criteria. The decision-making body may place conditions on the development as it may deem necessary to meet the approval criteria.

This standard is met.

The development contains 30 dwelling units and shall be reviewed and approved by administrative site plan review.

c. Approval criteria.

- i. The proposal shall clearly distinguish between streets and driveways. Streets shall allow vehicles to travel into and within the development, and shall be the means for assigning an address to dwelling units. Driveways shall access garages and parking areas. Some small developments may not need a street network.**

This standard is met.

An internal twenty-nine (29) foot wide private road provides access to the parking areas. This configuration meets the recently adopted driveway standards of Section 21.90.

- ii. Dwelling units shall be oriented towards streets (either within the development or along the boundary of the development) or towards a courtyard or similar common open space. Buildings with frontage on both a street and a driveway shall be oriented towards the street. If the development is so small that no internal street network is necessary, then buildings and dwelling units shall be oriented towards the local public streets on the boundaries of the development, or towards common open space.**

This standard is met.

Buildings within the development are oriented towards both external streets and internal road and parking areas.

- iii. The area between the front of a unit facing a street and the street shall include landscaping or lawn, so that the streetscape features green space rather than just paved parking areas. Adequate snow storage area shall be provided. On-street parking shall be accommodated (if provided).**

This standard is met.

Landscaping is provided in all locations not required for vehicle maneuvering. Adequate snow storage is provided on-site (10% per AMC 21.07.040F.4.b). Required snow storage is 2,482 square feet and 2,660 square feet is provided.

- iv. Developers should make every effort to design and arrange dwelling units in such a manner as to provide "eyes on the street," take advantage of solar access, and to the extent feasible, provide privacy for neighboring units' yards.**

This standard is met.

The development is configured to provide eyes on the internal road within the development. Sidewalks are provided along the corridor creating an inviting connection from Newell Street to the front entrance of each building. Solar access is maximized by locating each building on opposite sides of the drive aisle and parking areas. Landscaped areas along the perimeter maximize privacy for neighbor's yards.

- v. In addition to sidewalks required by section 21.07.060, pedestrian pathways shall be provided to large open space areas and in the middle of long blocks. Pedestrian circulation should be convenient both within the development and to appropriate neighboring areas outside the development.**

This standard is met.

The development provides sidewalk and pedestrian connectivity to Newell Street.

- vi. The development is designed to take advantage of any significant natural features on site, and to provide usable open space and recreation areas.**

This standard is met.

The site does not contain any significant natural features. Open space provided within the development exceeds the minimum amount required by AMC 21.10.040G.3.h.viii.

- d. Development agreement. The developer shall enter into a development agreement with the department, using the provisions established in subsection 21.03.100E., improvements associated with land use permits.**

A development agreement is not required.

- e. Minimum standards. - All development with multiple residential structures on a single lot shall meet the following minimum standards, in addition to the applicable standards of this title:**

- i. Open space.** For developments with 31 or more dwelling units, at least half of the private open space required by section 21.07.030 shall be provided as common private open space, meeting the standards of section 21.07.030, and designed and placed to serve all residences. The decision-making body may adjust the amount of open space required to be common by up to ten percent, based on written findings regarding site specific conditions.

The development contains 30 dwelling units. This section does not apply.

- ii. Building Spacing.** If subsection 21.07.110C.4. does not apply, then the following shall apply: within a development, no portion of any single-, two-, or three-story building shall be closer than 10 feet from any other single-, two-, or three-story building. All portions of any building taller than three stories shall be separated by no less than 20 feet from any other building.

This standard is met.

Building spacing exceeds the 10-foot minimum required above.

- iii. Vehicle plug-in.** Each unit with no garage shall be provided with at least one electrical outlet that is convenient to the required parking space(s).

This standard is met.

Vehicle plug-ins are provided for 30 parking spaces (1 per dwelling unit).

DEPARTMENT DECISION

The Department APPROVES the Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Division.

Checkpoint Subdivision, Tract A1-2; prepared by: Triad Engineering, LLC, PO Box 111989, AK 99511; dated March 3, 2021.

2. Provide to the Planning Department for approval:
 - a. A snow storage plan in accordance with AMC 21.07.040F that addresses the following:
 - i. Snow storage area to be abutting the parking area.
 - b. A landscape plan in accordance with AMC 21.07.080C that addresses the following:
 - i. L1 parking lot perimeter landscaping along the northern portion of the western parking lot in accordance with 21.07.080E.2.
 - ii. Site enhancement landscaping throughout the site in accordance with AMC 21.07.080E.3.
3. Resolve the following comments with the Traffic Engineering Department:
 - a. Provide a copy of the approved agreement with the Municipality for improvements to the adjacent rights of way as required by Plat Note 8 (2020-30).
 - b. Provide concurrence from Municipal Traffic Engineer and Planning Director for direct access to the collector roadway per Title 21 chapter's 7 and 8 and Municipal Driveway Standards. The alternate design would take direct access from Whisperwood Park Drive.
 - c. Revise the location of accessible parking spaces. Architectural Plans indicate all buildings Type A and B accessible units. Spaces are to be located on the shortest route per 21.07.090J.5. Relocate 1 space adjacent to each building if possible.
 - d. Development will require private street standards for access to rights of way. Provide appropriate private street signage with block numbers. Coordinate with Municipal Addressing section for internal road names dependent on which right of way is to access due to building site orientation. Revise site plan to provide appropriate street signage and traffic control devices.
4. Resolve the following comment with the Private Development Section:
 - a. Roads: The proposed parcel is bounded by Newell Street to the west and Whisperwood Park Drive to the south. Newell Street is classified as a

collector roadway per the Official Streets and Highways Plan. Whisperwood Park Drive is classified as a local road. Plat Note 8 on Plat 2020-30 requires that an improvement to a public place or subdivision agreement is required to construct the peripheral roads prior to issuance of a building or land use permit. Newell Street and Whisperwood Park Drive will be constructed with Subdivision Agreement #16-005. No peripheral road improvements are required for this plat.

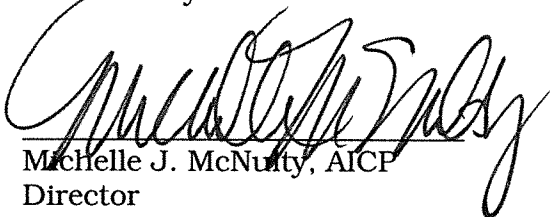
- b. The petitioner is advised that the private road for the proposed housing development shall be constructed in accordance with the requirements of the Anchorage Municipal Code of Regulations (AMCR) 21.90
 - c. Drainage: Prior to final plat approval, submit to Private Development for review and approval a comprehensive site grading and drainage plan to resolve the need for drainage easements and drainage improvements and to demonstrate that all post-development drainage patterns will not adversely impact adjacent properties or rights of way, and to include a suitable outfall. Ensure that post-development project runoff peak flow is limited to less than or equal to 1.05 times the pre-development runoff peak flow at all project discharge points. Required drainage improvements shall be designed in accordance with the Municipality of Anchorage Design Criteria Manual Chapter 2.
 - d. Variance: Provide a variance that will allow for parking stalls along the private's street and allows turning and maneuvering within the Private Street per AMCR 21.90.005F.1.o.
5. Resolve the following comments with the Addressing Department:
- a. In the development area:
 - i. Advisory note: each building will be assigned its own unique address with sub-units
 - ii. "Road 1" needs an approved name. The street type will be Court (per code definitions).
 - iii. Private street name sign will be required, contact Traffic for locations.
 - iv. Once street name sign location is confirmed, please contact Addressing at 907-343-8466 or addressing@muni.org
6. A notice of zoning action shall be filed with the State Recorder's Office to include the site plan. Proof of such shall be submitted to the Planning Department.

ADVISORY COMMENT: The petitioner shall submit a comprehensive grading and drainage plan and stormwater management plan in accordance with the Anchorage Stormwater Manual Volume 1 (DCM Chapter 2) in permitting stage of this development. This development will result in an increase in the stormwater runoff volume generated from this site so on-site retention will be required.

Offsite improvements to Newell Street adjacent to and fully fronting the proposed development may be required as a condition of the building permit in accordance with AMC 21.03.100D.

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

Reviewed by:



Michelle J. McNulty, AICP
Director

Prepared by:



Paul Hatcher
Associate Planner