

Application for a Site Plan Review

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



Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Oswald, Russel	Name (last name first) Adams, Wm. Dwayne
Mailing Address Contact Phone: Day: Night: Project Management and Engineering Municipality of Anchorage PO Box 196650, Anchorage AK 99519-6650 Ph. 343-8196	Mailing Address Contact Phone: Day: Night: Land Design North 441 West 5 th Avenue, Suite 200 Anchorage, AK 99501 Ph. 276-5885
FAX: 343-8088	FAX: 276-5887
E-mail: OswaldRH@ci.anchorage.ak.us	E-mail: wdadams@landdesignnorth.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):	N/A	
Site Street Address:	Westchester Lagoon	
Current legal description: (use additional sheet if necessary) Tract A Lagoon Estates and Margaret E. Sullivan Park, South Addition		
Zoning: R-1A and PLI-p	Acreage: 89.28	Grid # 50806

SITE PLAN APPROVAL REQUESTED
<input checked="" type="checkbox"/> Public facility Other: _____

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 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.

Date/ Signature (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit:	Fee	Case Number
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: Urban RuralAnchorage 2020 West Anchorage Planning Area: Inside OutsideAnchorage 2020 Major Urban Elements: Site is within or abuts: Major Employment Center Redevelopment/Mixed Use Area Town Center Neighborhood Commercial Center Industrial Center Transit - Supportive Development CorridorEagle River-Chugiak-Peters Creek Land Use Classification: Commercial Industrial Parks/opens space Public Land Institutions Marginal land Alpine/Slope Affected Special Study Residential at _____ dwelling units per acreGirdwood- Turnagain Arm Commercial Industrial Parks/opens space Public Land Institutions Marginal land Alpine/Slope Affected Special Study Residential at _____ dwelling units per acre**ENVIRONMENTAL INFORMATION** (All or portion of site affected)Wetland Classification: AC" Avalanche Zone: NoneFloodplain: 100 Year100 year Seismic Zone (Harding/Lawson): "1"**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site) Rezoning - Case Number: Preliminary Plat Final Plat - Case Number(s): Conditional Use - Case Number(s): Zoning variance - Case Number(s): Land Use Enforcement Action for Building or Land Use Permit for Wetland permit: Army Corp of Engineers Municipality of Anchorage**DOCUMENTATION**Required: 25 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. 25 copies of Building plans to scale depicting: floor plans; building elevations; exterior colors and textures. Narrative: explaining the project; planning objectives; construction and operation schedule; final ownership One copy of Assembly Ordinance enacting zoning special limitations, if applicable.Required if indicated: Air quality impact Traffic impact analysis Economic impact analysis Soils analysis Noise impact analysis Holding capacity of the land analysis Shadow impact analysis

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CHURCH AND BED & BREAKFAST STANDARDS

The Planning Director may only approve a church site plan or a bed and breakfast site plan if the director finds that **all** of the following standards are satisfied. 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. Use additional paper if needed.

Explain how the proposed site plan demonstrates that the church will not have a permanent or negative impact on those items listed in this subsection substantially greater than that anticipated from permitted residential development:

a. Pedestrian and vehicular traffic circulation and safety.

b. Demand for and availability of public services and facilities.

c. Noise pollution, air pollution, water pollution and other forms of environmental pollution.

PUBLIC FACILITY PROJECT LANDSCAPING REVIEW STANDARDS

The Urban Design Commission shall consider the following criteria in reviewing public facility project landscaping under this section. 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. Use additional paper if needed.:

Cost.

Feasibility.

Explain how planning and design criteria are met by the proposed landscape plan:

The external impacts generated by the public facility project on adjacent areas. The landscape elements of the public facility project should complement, maintain or improve the landscape quality of adjacent neighborhoods and areas.

The degree to which the landscape elements contribute to on-site use of the public facility project. The landscape elements of the public facility project should enhance safe, efficient and comfortable public use.

The visual attractiveness of the landscaping and its enhancement of the architecture of the public facility project, including the integration of internal and exterior architectural themes.

PUBLIC FACILITY STANDARDS

The Planning and Zoning Commission shall review a proposed site plan for consistency with the 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.

SPECIAL LIMITATION STANDARDS

The Planning and Zoning 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. Use additional paper if needed.: