

**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Section  
Planning Division  
PO Box 196650  
Anchorage, AK 99519-6650

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

**NOTICE OF ZONING ACTION**

This notice announces that an amendment to an existing large retail establishment site plan has been duly approved by the Planning and Zoning Commission of the Municipal Planning Division providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the amendment approval as set forth in the Municipal zoning file 2014-0094. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan amendment or any subsequent amendments hereto.

LEGAL: T13N R3W SEC 30 N2NE4NE4 PTN PARCEL 1, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of East Northern Lights Blvd., east of Denali Street, north of East Benson Blvd. and west of the Seward Highway.  
PETITIONER: Sears, Roebuck and Company  
REQUEST: Limited Site Plan Review per AMC 21.55.130 and AMC 21.50.320 for a large retail establishment (Nordstrom Rack) in the B-3 (general business) district.  
ATTACHMENT: **Copy** of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2015-040.

Erika McConnell  
Director  
Municipality of Anchorage  
Community Development Department

STATE OF ALASKA )  
) )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 9<sup>th</sup> day of January, 2015<sup>6</sup> before me, the undersigned, a Notary Public in and for Alaska, personally appeared Erika McConnell, to me known to be the duly appointed representative of the Director of the Community Development Department and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 9<sup>th</sup> day of January, 2015<sup>6</sup> in this certificate first above written.



Laura Moeller  
Notary Public in and for Alaska  
My Commission expires: 2/22/17



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-040**

A RESOLUTION APPROVING AN AMENDMENT TO A LARGE RETAIL ESTABLISHMENT SITE PLAN IN THE B-3 (GENERAL BUSINESS) DISTRICT, IN ACCORDANCE WITH AMC 21.55.130 AND AMC 21.50.320; WITHIN N1/2, NE ¼, NE ¼, SECTION 30, T13N, R3W, S.M., ALASKA; GENERALLY LOCATED SOUTH OF NORTHERN LIGHTS BOULEVARD AND WEST OF THE SEWARD HIGHWAY, IN ANCHORAGE.

(Case 2014-0094; Parcel ID No. 009-042-01)

---

WHEREAS, a request was received from Sears Roebuck and Company, to amend a large retail establishment site plan in the B-3 (general business) district, in accordance with AMC 21.55.130 and AMC 21.50.320; within N1/2, NE1/4, NE1/4, Section 30, T13N, R3W, S.M.; generally located south of Northern Lights Boulevard and west of the Seward Highway, in Anchorage; and

WHEREAS, the Planning and Zoning Commission reviewed this request on the consent agenda on July 14, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The site plan complies with the standards found in AMC 21.55.130 and AMC 21.50.320, with the conditions of approval.
  2. A pedestrian access connection is an important safety and economic benefit between the Nordstrom Rack entrance and the main entrance to the mall through the Sears store.
  3. Northern design elements should be implemented where possible; the covered walkway between entrances is important.
  4. The loading dock addition while necessary for the use, does not promote the balance of the existing building that is without a prominent front side and divides the pedestrian access.
- B. The Commission approves the large retail establishment site plan, subject to the following conditions:
1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and with the following plans on file with the Planning Division, except as modified by conditions of this approval:



700 E. Northern Lights Blvd. Renovation, prepared by RIM architects/DOWL HKM; sheets D201, A101, A201, A202, C101, C102, C103, L101, L501, and L502 dated 4/07/2014.

2. A notice of zoning action, including a copy of the approved Commission resolution for this case, shall be filed with the State Recorder's Office and proof of such shall be submitted to the Department of Planning.
3. Submit a copy of the updated site plan that shows the required sight distance triangles per ADOT&PF standards. Verify the removed trees are replaced on a one-to-one basis.
4. Amend the site plan to show pedestrian walkway striping for pedestrian access to the east entry doors from the sidewalk along Northern Lights Boulevard.
5. Submit a copy of the updated elevation plan to show an overhang awning along at least sixty (60) percent of the east elevation building length.
6. Submit a landscape plan to include the landscape budget required by AMC 21.55.130 towards improving landscaping along Northern Lights Boulevard.
7. A lighting plan shall be submitted for review and approval.
8. Amend the plan to include signage, or otherwise to SIGNIFICANTLY promote access to the common areas of the mall through the Sears store.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 14<sup>th</sup> day of July, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4<sup>th</sup> day of August, 2014. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.

  
\_\_\_\_\_  
Jerry T. Weaver, Jr.  
Secretary

  
\_\_\_\_\_  
J.A. Fergusson  
Chair

(Case 2014-0094; Parcel ID No. 009-042-01)

so





PERMIT SET

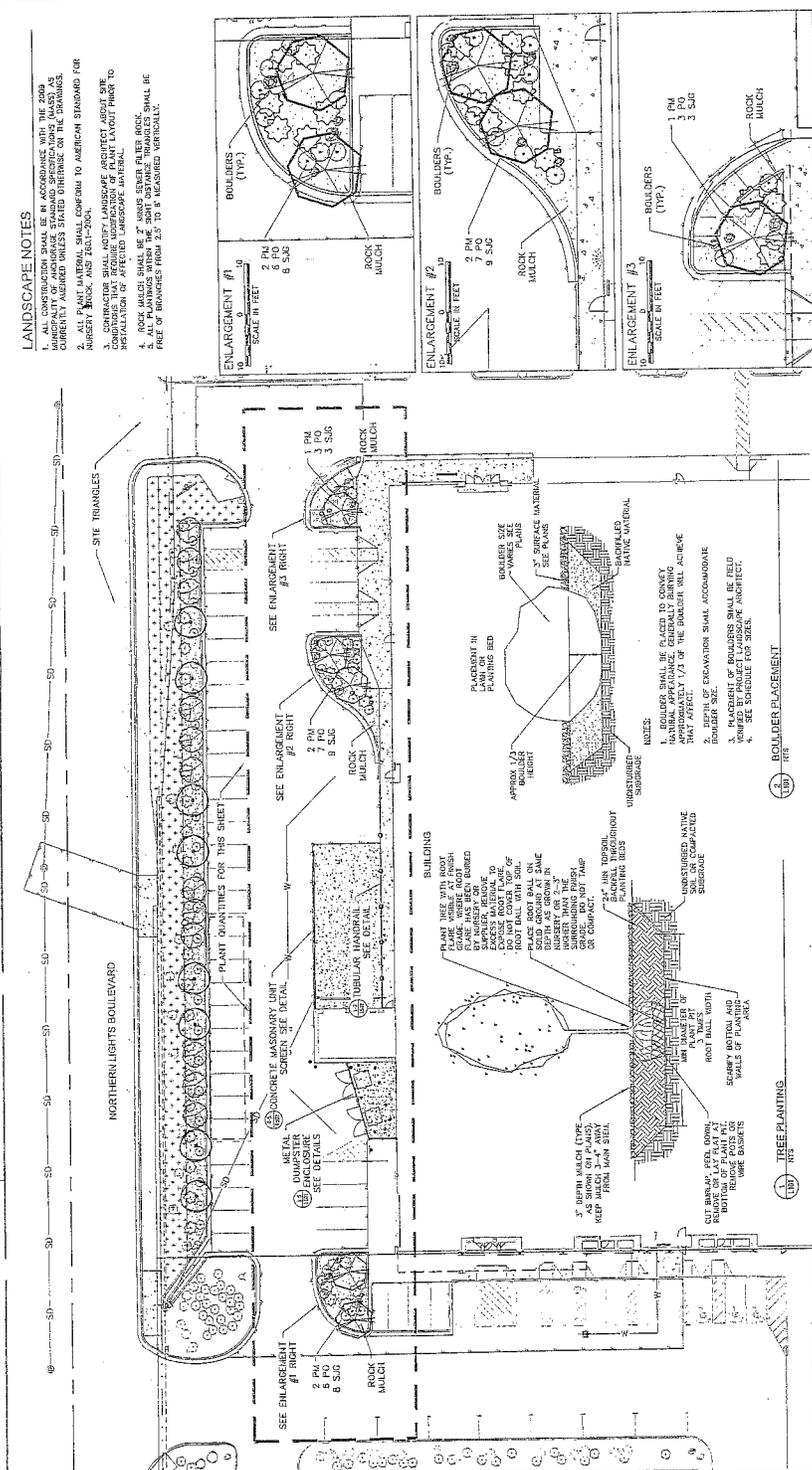
700 E. NORTHERN LIGHTS BLVD.  
RENOVATION  
SEAS HOLDING  
700 E. NORTHERN LIGHTS BLVD, ANCHORAGE, AK

PROJECT	700 E. NORTHERN LIGHTS BLVD.
OWNER	SEAS HOLDING
DATE	7/21/14
DESIGNER	TRIM ARCHITECTS
DATE	7/21/14
PROJECT	700 E. NORTHERN LIGHTS BLVD.
OWNER	SEAS HOLDING
DATE	7/21/14
DESIGNER	TRIM ARCHITECTS
DATE	7/21/14

LANDSCAPE PLAN  
DRAWING NO. L101  
SHEET 31 OF 60

**LANDSCAPE NOTES**

1. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE 2009 MANDATORY OF ANCHORAGE STANDARD SPECIFICATIONS (MANS) AS CURRENTLY ADDED UNLESS STATED OTHERWISE ON THE DRAWINGS.
2. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR PLANT MATERIAL.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT LAYOUT PRIOR TO INSTALLATION OF AFFECTED UNDERGROUND UTILITIES.
4. ALL PLANTINGS WITHIN THE SHIRT MASTING TRIANGLES SHALL BE FREE OF BRANCHES FROM 2.5' TO 8' MEASURED VERTICALLY.



**LANDSCAPE SCHEDULE**

SYMBOL	DESCRIPTION	QUANTITY	NOTES
(Symbol)	ROCK MULCH	1,531 SF	SEE DETAILS
(Symbol)	LANDSCAPE BOULDER (DIAGONAL)	7	SEE DETAILS
(Symbol)	ROCK MULCH (DIAGONAL)	7	SEE DETAILS
(Symbol)	ROCK MULCH (DIAGONAL)	7	SEE DETAILS

**PLANT SCHEDULE**

SYMBOL	KEY QUANTITY	CULTIVAR NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
(Symbol)	5	AMER CHOISYER	Quercus emble	2.5" cd	4x Shown	DBM
(Symbol)	16	EASTERN NASTURK	Sparganium angustifol	3" in	4x Shown	#1 Container
(Symbol)	20	COLEPINE SPREA	Sparganium angustifol	7 1/2" in	4x Shown	#2 Container

**APPROVED**  
DATE 7/21/14  
BY [Signature]  
MUNICIPALITY OF ANCHORAGE  
ENGINEERING AND PLANNING DIVISION

