

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-029**

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 2016-0023; Parcel ID No. 009-042-01)

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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, notices were published, posted, and mailed, and a public hearing was held on July 11, 2016.

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.
  5. The site plan as amended with sidewalk and signage along the loading dock side of the building moves the site towards conformity.
- 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 a sign, or otherwise to SIGNIFICANTLY promote access to the common areas of the mall through the Sears store.
9. Submit a plan for approval by the Traffic Engineer for a pedestrian sidewalk and signage along the north side of the Nordstrom Rack store.
10. Construct the approved sidewalk and install the approved signage along the north side of the Nordstrom Rack store.

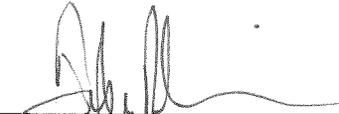
PASSED AND APPROVED by the Anchorage Planning and Zoning Commission  
this 11<sup>th</sup> day of July, 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
8<sup>th</sup> day of August, 2016. 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.



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Hal H. Hart, AICP  
Secretary



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Tyler Robinson  
Chair

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