

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-005

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 2017-0124; 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 as a public hearing on April 9, 2018.

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. Standard A, Intent is met. The standards govern site plan review by the Planning and Zoning Commission for large retail establishments.
3. Standard B, Vehicular access is met. Vehicular access to the mall is from Northern Lights Boulevard, Benson Boulevard, and the Seward Highway. This meets the requirements for access from a street designated collector or greater.
4. Standard C, Traffic impacts is met. A TIA is not required as the proposed renovation would not significantly alter traffic patterns.
5. Standard D, Drainage is met. The petitioner will be required to submit a site grading and drainage plan when applying for a building permit.
6. Standard E, Visual and noise buffers is met. Given the surrounding uses – major roads and retail stores, there should be little noise generated on the site that could potentially impact nearby land uses. The visual impact of the new loading area is partially buffered by a screening wall.
7. Standard F, Outdoor storage or display areas is met. There are no plans for any outdoor storage or display areas as part of this project.

8. Standard G, Trash collection and recycling is met. A screened trash receptacle enclosure is proposed on the north side of the building. The enclosure will feature architectural elements that match the building.
9. Standard H, Snow storage or removal is met. Snow will be plowed and removed from site.
10. Standard I, Parking is met. A total of 1,203 parking stalls are currently provided at the site. The proposed project will result in the loss of 19 parking spaces. An overall total of 1,184 parking spaces will be provided, which is an excess of 159 spaces.
11. Standard J, Pedestrian access is met. The site plan access improves access to Northern Lights Boulevard and particularly around the building on the north side and from the parking lot to the mall.
12. Standard K, Community Spaces is met. All community spaces are provided internal to the Mall at Sears. There are a variety of sitting and gathering places located throughout the mall.
13. Standard L, Delivery and loading spaces is met. No noise impacts are anticipated as the loading dock is separated from the nearest use by a parking lot and Northern Lights Boulevard.
14. Standard M, Exterior Signs is met. Exterior signage will be provided under future tenants and permitted separately by the building owner and tenants. One piece of signage will be relocated and the building owner plans to go through the permitting process separately to place the sign back up. The petitioner installed wayfinding between Nordstrom Rack and the mall.
15. Standard N, Outdoor lighting is met. Down lighting will be incorporated into new awnings and entry features as well as along the pedestrian walkway by the loading dock.
16. Standard O, Northern Design elements is met. The east side mall entry will have a new entry feature that will project out in addition to an existing recessed entry. This feature should provide some degree of weather protection. The north, east, and west sides of the existing Sears store have awnings projecting over the sidewalks, which is in conformance with this section of Title 21. In addition the west side entrance will incorporate a new awning.
17. Standard P, Aesthetic characteristics is met. Facades and exterior walls, including side and back walls will be designed in order to reduce appearance of massive scale or a uniform and impersonal appearance

and to provide visual interest. There were some improvements on the north side to enhance the visual appearance. The existing store entrance was redesigned with a parapet to break up the front face of the building. The exterior renovation is an improvement from the existing façade along the north and west elevations including the Nordstrom Rack entryway. The project is consistent with previous façade changes that are already completed as is the roof design. The material and color are consistent with the rest of the mall. The entryways are acceptable for the standard of design elements.

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/DowlHKM; sheets D201, A101, A201, A202, C101, C102, C103, L101, L501, L502 dated 4/07/2014, and Walkway Alternative Plan dated June 13, 2016.

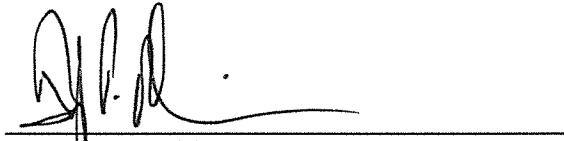
2. A notice of zoning action, including a copy of the approved Commission resolution for this case, shall be filed with the State Recorder's Office and proof of such shall be submitted to the Department of Planning.
3. Submit a copy of the updated site plan that shows the required sight distance triangles 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 to Planning, a plan and cost estimate that satisfies the required \$176,323 to be spent in accordance with AMC 21.55.130 (10% of the project cost to be used towards bringing non-conforming issues in the direction of conformity with the standards of AMC 21.50.320.)
10. Any renovation or reconfiguration to the existing vacant Sears store shall include an aisle way connecting the main part of the mall to the entrance door on the east façade.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9th day of April, 2018.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of May, 2018. 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.



David R. Whitfield
for Secretary

Tyler P. Robinson
Chair

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