

Application for Administrative Site Plan Review

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



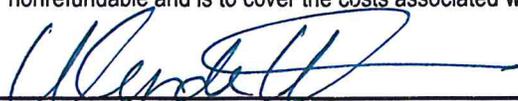
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Ho, Sean (Panda Restaurant Group)		Name (last name first) Wilber, Wende (Kittelson & Associates)	
Mailing Address 1683 Walnut Grove Avenue		Mailing Address 1600 A Street, Suite 105	
Rosemead, CA 91770		Anchorage, AK 99501	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
626-799-9898 Ext. 8251		907-433-8103	
Fax		Fax	
E-mail Sean.Ho@PandaRG.com		E-mail wwilber@kittelson.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): 006-441-46-000			
Site Street Address: Tikahtnu Commons			
Current legal description: (use additional sheet if necessary) Gateway, Tract A, Fragment Lot 17B-10			
Zoning: B3-SL	Acreage: 48,799 SF	Grid #: SW1140	Underlying plat #: 120026

SITE PLAN APPROVAL REQUESTED	
Use: Raising Cane Drive Through Restaurant Administrative Site Plan Review Per Resolution 2007-019	
<input type="checkbox"/> New SPR	<input type="checkbox"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative 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.



3/23/2018

Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Wende Wilber

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2018-0049
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COMPREHENSIVE PLAN INFORMATION				
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural				
Anchorage 2020 Major Elements – site is within or abuts:				
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center		
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial center			
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____			
Chugiak-Eagle River Land Use Classification:				
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions	<input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected		<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre		<input type="checkbox"/> Environmentally sensitive area		
Girdwood- Turnagain Arm Land Use Classification				
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions	<input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected		<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use		<input type="checkbox"/> Rural homestead	

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS																						
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input type="checkbox"/> Watershed sign off form, completed <i>Not required.</i> <input type="checkbox"/> 8 ½" by 11" copy of site plan/building plans submittal																					
26 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <input type="radio"/> the project <input type="radio"/> planning objectives <input type="radio"/> addressing the site plan review criteria on page 3 of this application <input checked="" type="checkbox"/> Site plan to scale depicting, with dimensions: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><input checked="" type="checkbox"/> building footprints</td> <td style="width: 33%;"><input checked="" type="checkbox"/> parking areas</td> <td style="width: 33%;"><input checked="" type="checkbox"/> vehicle circulation and driveways</td> </tr> <tr> <td><input checked="" type="checkbox"/> pedestrian facilities</td> <td><input type="checkbox"/> lighting</td> <td><input type="checkbox"/> grading</td> </tr> <tr> <td><input type="checkbox"/> landscaping</td> <td><input type="checkbox"/> loading facilities</td> <td><input type="checkbox"/> freestanding sign location(s)</td> </tr> <tr> <td><input type="checkbox"/> required open space</td> <td><input type="checkbox"/> drainage</td> <td><input type="checkbox"/> snow storage area or alternative strategy</td> </tr> <tr> <td><input checked="" type="checkbox"/> trash receptacle location and screening detail</td> <td><input type="checkbox"/> fences</td> <td><input type="checkbox"/> project location</td> </tr> <tr> <td><input type="checkbox"/> significant natural features</td> <td><input checked="" type="checkbox"/> easements</td> <td></td> </tr> </table> <input checked="" type="checkbox"/> Building plans to scale depicting, with dimensions: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><input checked="" type="checkbox"/> building elevations</td> <td style="width: 33%;"><input type="checkbox"/> floor plans</td> <td style="width: 33%;"><input checked="" type="checkbox"/> exterior colors and textures</td> </tr> </table> <input checked="" type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable	<input checked="" type="checkbox"/> building footprints	<input checked="" type="checkbox"/> parking areas	<input checked="" type="checkbox"/> vehicle circulation and driveways	<input checked="" type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading	<input type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input type="checkbox"/> freestanding sign location(s)	<input type="checkbox"/> required open space	<input type="checkbox"/> drainage	<input type="checkbox"/> snow storage area or alternative strategy	<input checked="" type="checkbox"/> trash receptacle location and screening detail	<input type="checkbox"/> fences	<input type="checkbox"/> project location	<input type="checkbox"/> significant natural features	<input checked="" type="checkbox"/> easements		<input checked="" type="checkbox"/> building elevations	<input type="checkbox"/> floor plans	<input checked="" type="checkbox"/> exterior colors and textures
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<small>(Additional information may be required.)</small>																						

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a 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. [See Attached Narrative](#)

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;
2. The site plan complies with all applicable development and design standards set forth 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*;
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
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.



March 23, 2018

Municipality of Anchorage
Community Development
4700 Elmore Road
Anchorage, AK 99507

RE: Raising Cane's Restaurants, Anchorage Alaska
Panda Restaurant Group authorizes Kittelson & Associates and their consultants to represent Panda Restaurant Group on all matters pertaining to the design and permit approval process for Raising Cane's restaurants in Anchorage Alaska

Sincerely,

Gaby Abikhalil

Gaby Abikhalil
Director of Construction / New Concepts

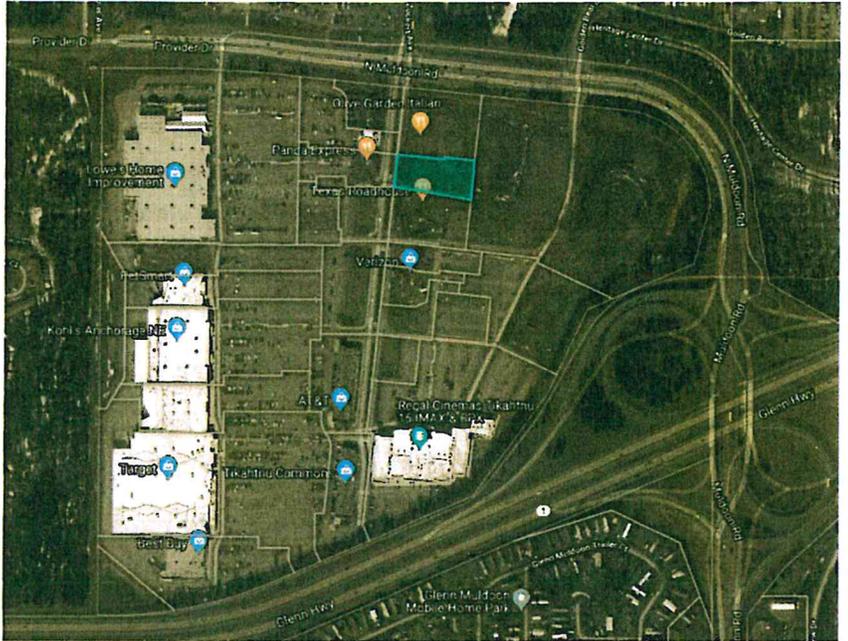
Raising Cane's Tikahtnu Commons Administrative Site Plan Review Memo

Panda Restaurant Group is bringing "Raising Cane's Chicken Fingers" to Alaska. The Louisiana-based restaurant company is known for its ONE LOVE® – quality chicken finger meals. Founded by Todd Graves in 1996 and named for his yellow Labrador, Raising Cane, the rapidly growing company earned the distinction of being among the Top 3 quick service restaurant chains in the nation for 2017. As a side note, the founder credits working in Alaska as a commercial fisherman as a source of his startup money.

Raising Cane's will be a 4,057 SF drive-through restaurant located at Tikahtnu Commons on Fragment Lot 17B-10 (48,799 square feet in size), zoned B3 SL.

Based on Resolution 2007-019, the approved Master Plan and the recorded Operation and Easement Agreements, the Administrative Site Plan Review for this project requires the following:

1. "All development shall comply substantially with the submitted design standards and pedestrian and traffic circulation and landscaping layout. These reviews will be for the exterior designs of the structure and said structures and will have to meet current standards at the time of the review."
2. Provide details to all screening walls refuse collection. Outdoor refuse containers shall be screened on all four sides, with details to be approved by Planning Department.
3. All other items will be reviewed as part of the standard building permit approval process.



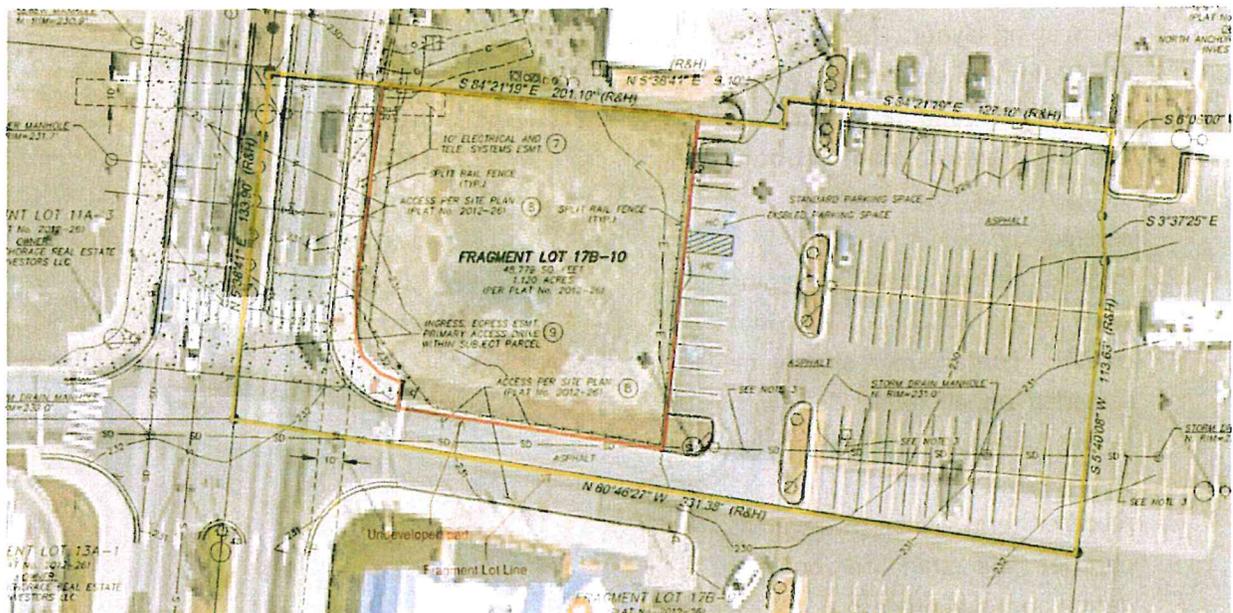
The Landlord has reviewed and approved the attached schematic design submittal. The expected schedule is as follows:

- Submit Civil and Structural Permit Set: April 13, 2018
- Submit Construction Documents for Full Building Permit: June 4, 2018
- Start Civil Site Construction: May 2018
- Open Raising Cane by December 2018

Administrative Site Plan Review Standards

1. The Site Plan is consistent with previously approved Master Plan and Land Use Approval and the Site Plan complies with all applicable development and design standards set for in 21.03.180. Per Resolution 2017-00, All development shall comply substantially with the submitted design standards and pedestrian and traffic circulation and landscaping layout. These reviews will be for the exterior designs of the structure and said structures will have to meet current standards at the time of the review.

Fragment Lot 17B-10 is 48,799 SF in size and has been previously developed in accordance with the approved Master Plan as shown below. The undeveloped pad is approximately 33,523 SF. See Attached ALTA Survey for additional detail.



Pedestrian and Traffic Circulation and Landscaping Layout

Pedestrian and Traffic Circulation (Sheets C103 and C104)

Existing improvements include shared Tikahtnu Common drive aisles, 65 parking stalls within the Fragment Lot boundary with landscaped islands and lighting, and sidewalk. There are no changes to the existing conditions that were constructed to comply with the approved Master Plan and Landscaping Plan. The Raising Cane Site Plan meets and exceeds requirements for compliance with the Approved Master Site and Landscaping Plan as described below.

- With the proposed development there will be 62 parking spaces (including 2 ADA spaces) within the lease lot boundary. While the parking spaces are common to the overall Tikahtnu Commons Development, it should be noted that Raising Cane only requires 21 parking spaces per 21.07.090 (1 space/125 GFA for drive through restaurants).
- 4 bicycle parking spaces have been provided per approved design standard - BR Painted Metal Bike Rack (See Landscaping Sheet L102).
- Per the approved Master Plan, an unobstructed 5-foot wide sidewalk has been extended along the south side of the development pad which connects to the main pedestrian system within Tikahtnu Commons. Access to the primary Raising Cane entrance from the common pedestrian sidewalk on the south side requires a crossing of the drive-through egress. The crosswalk will be clearly marked, and warning signage aimed at both the pedestrian and vehicles will be included in building safety permit submittal. Additionally, most customers will be coming from the parking lot to the east and will not be required to cross the drive through lane to access either primary or secondary entrance.
- The sidewalk along the east elevation (buildings primary entrance) will be heated.
- Queuing will not adversely impact existing on-site circulation as it complies with and exceeds Title 21 queuing requirements (21.07.090L requires a total of 10 queuing spaces -1 space at ordering kiosk plus 4 queuing spaces behind the vehicle at the kiosk; 1 space at pickup window plus 4 queuing spaces behind the vehicle at the window, plus 30 feet of queuing space between service window and point of egress into parking lot drive aisles; and minimum width of lane is 10 feet for straight lanes, 12 feet at curves.) The Raising Cane site design has:
 - Split drive through with two parallel ordering kiosks (1 space at each kiosk and 1 behind each kiosk), plus 4 additional shared queuing spaces (8 total queuing spaces).
 - Two service windows. First service window has 1 space at window and 4 behind it; second window has 1 space at window, with 1 behind it (7 total queuing spaces)
 - Approximately 45 feet from service window to parking lot drive aisle.
 - 11-foot wide drive through lanes and minimum 12 feet at curves (face of curb to face of curb).
 - Used curbs, landscaping, and signage to separate the drive through lane from the main parking lot circulation.
 - Heated drive through lanes.
- Off-Street Loading – Less than 10,000 SF, not required.

Landscaping (Sheets L101, L102, and L501)

Per their national branding, Raising Cane's has specific landscaping design standards to ensure quality development and continuity among all of their restaurants. Their prototypical design standards were adapted to local conditions and as such the proposed landscaping exceeds the requirements of the approved Tikahtnu Commons landscaping plan and Title 21 (if it were to apply to this site). Landscaping is also much more extensive than surrounding developments which will improve overall aesthetics along the main entrance to the shopping center.

Exterior Elevations (See Colored Elevations and Sheets A201, A202, and Z201 and Z202 (Dimensions called out))

Per their national branding, Raising Cane's has specific design standards to ensure quality development and continuity among all of their restaurants. The prototype has been modified to meet the approved colors and materials for Tikahtnu commons and Alaskan winter conditions.

- **Materials and Colors:** Are in full compliance with the approved list for Tikahtnu Commons and are noted on the Site Elevation Figures. Additionally, a mix of color and materials combined with wall and roof modulation have been used to provide color, texture and scale (including faucet and dog bowl for the 4-legged guests, trellises, and a living wall with live vines). Materials used include:
 - M1- El Dorado Yukon Stone Veneer
 - SDG 1 Lapped Siding
 - M2 Cement Plaster (Color P7)
- **Foundation Landscaping:** Extensive foundation landscaping has been provided along each elevation.
- **Entryways and Weather Protection:**
 - The primary entrance is on the east side of the restaurant, facing the parking lot. Key design elements include
 - A projected entrance that is part of a "tower" element to provide architectural mass and wall and roof modulation
 - Double glass entry doors with sidelight windows
 - Heated 8-foot-wide sidewalk
 - A secondary entrance is provided on the north elevation and projects out, has a change in material and includes a glass door with adjacent visual access windows, canopy cover, and heated 6-foot-wide sidewalk.
- **On-Site Pedestrian Ways:**
 - On-site sidewalks provide connectivity to the existing sidewalk system on west side of the development that serves the common development and public transit.
 - Ice Free Walkways: Sidewalks along the east and north elevations are heated.
- **Screening of Rooftop Equipment:**

- Mechanical and electrical equipment is screened from view within the site by strategic placement on the building roof.

Provide details to all screening walls refuse collection. Outdoor refuse containers shall be screened on all four sides

The dumpster is fully screened on three sides by a CMU wall finished to match the exterior of the Raising Cane's building. The open side has a sight-obscuring gate per Raising Cane Design Standards. See Sheet A581

2. The Site Plan addresses any significant adverse impact that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the extent possible.

No significant adverse impacts are anticipated from this development.

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

This standard was met as part of the original Master Planning process. Additionally, it implements the following goals of the 2040 Land Use Plan and supports the designation of the Tikahtnu Commons as a regional commercial center:

- Goal 2: Infill and Redevelopment: Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.
- Goal 7: Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

CC

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2008-049694-0

Recording Dist: 301 - Anchorage
9/2/2008 10:38 AM Pages: 1 of 8



Return To:
Krista A. Carr
Browman Development Co.
1556 Parkside Drive
Walnut Creek, CA 94596

NOTE

Send a copy of the recorded document to:

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

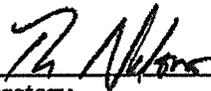
THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that a zoning site plan has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department 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 zoning site plan approval as set forth in the Municipal zoning file 2006-155. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved zoning site plan or any subsequent amendments hereto.

LEGAL: Tract A and Tract B, Elmendorf "95" Subdivision. Generally located at the northwest corner of Muldoon Road and the Glenn Highway.
PETITIONER: Cook Inlet Region, Inc. (CIRI)
REQUEST: Public hearing site plan review for construction of a large retail establishment in accordance with AMC 21.35.020, AMC 21.40.200 B.1.eee and AMC 21.50.320.
ATTACHMENT: Copy of Municipality of Anchorage Planning and Zoning Commission Resolution No. 2007-019.

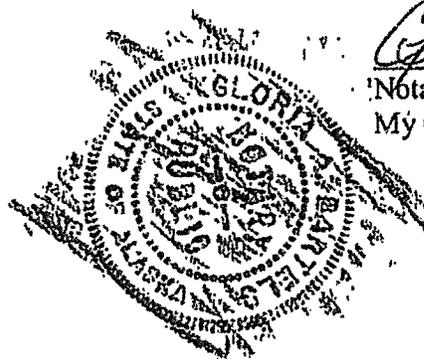


Secretary
Municipality of Anchorage
Planning and Zoning Commission

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 29 day of July, 2008 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Tom Nelson, to me known to be the duly appointed Secretary of the Planning and Zoning Commission and acknowledged to me that he had in his 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 29 day of July, 2008 in this certificate first above written.





Notary Public in and for Alaska
My Commission expires: 9-22-2010



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2008-049694-0

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-019**

A RESOLUTION APPROVING A FINAL SITE PLAN FOR CONSTRUCTION OF A LARGE RETAIL ESTABLISHMENT IN THE B-3 SL ZONE (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR TRACT A AND TRACT B, ELMENDORF "95" SUBDIVISION, GENERALLY LOCATED AT THE NORTHWEST CORNER OF NORTH MULDOON ROAD AND THE GLENN HIGHWAY.

(Case 2006-155; Tax I.D. No. 006-441-02 and -03)

WHEREAS, a request has been received from Cook Inlet Region, Inc. (CIRI) for a final site plan for construction of a large retail establishment in accordance with AMC 21.35.020, 21.40.200B.1.eee and 21.50.320 in the B-3 SL zone (General Business District with Special Limitations) for Tract A and Tract B, Elmendorf "95" Subdivision, generally located at the northwest corner of North Muldoon Road and the Glenn Highway, and

WHEREAS, CIRI has also applied concurrently for a rezoning from T (Transition District) to B-3 SL (General Business with Special Limitations), a resubdivision of the petition site from two tracts into one tract, and a commercial fragment lot site plan, of which all four cases were heard concurrently by the Commission, and

WHEREAS, there were no returned public hearing notices on these requests, and the Northeast Community Council responded in favor of these requests, and

WHEREAS, public hearing notices were mailed out and the Municipal Planning and Zoning Commission reviewed this item on February 5, 2007 and reconsidered this item on February 12, 2007.

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

A. The Commission makes the following findings of fact:

1. Cook Inlet Region, Inc. (CIRI) proposes to construct a commercial center generally consisting of large and small retail structures, comprising a shopping center which could include restaurants, cinema, etc. According to the definition of Large Retail Establishment in AMC 21.35.020, this development is considered a Large Retail Establishment, and falls under the site plan review requirements of AMC 21.50.320. The minimum threshold for review under the Large Retail Establishment site plan review is 20,000 SF.
2. The 95.2-acre irregular shaped petition site is composed of two separate tracts under the same ownership. The site fronts onto the Glenn Highway to the south, North Muldoon Road to the east, and North Muldoon Road (Oilwell Road) to the north. Note that although Oilwell Road is technically named North Muldoon Road by the Municipal Addressing Division, it is more commonly known as Oilwell Road, and will be so referred to through the rest of this resolution. The petition site abuts Elmendorf Air Force Base (EAFB) to the west. EAFB property is also located across Oilwell Road to the north, and



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2008-049694-0

Bartlett High school and the Native Heritage Center are located across Oilwell Road to the east. South of the Glenn Highway is multi-density residential property and some commercial. The petition site is mostly undeveloped, with an RV park in the northwest corner. There is a slight elevation change from south to north.

3. Access to the site is currently from Oilwell Road, leading into the existing RV park. Traffic flows from there to the interchange and Muldoon Road and the Glenn Highway. There is a signalized intersection on Muldoon Road, south of the interchange.
4. Until 1991, the subject parcel was owned by the Department of the Army. The site was subsequently conveyed at that time to Cook Inlet Region, Inc. (CIRI) as a part of the Alaska Native Claims Settlement Act. The Army retained an Accident Potential Zone along the western border, which limited uses allowed there to those which are not residential or places of much public assembly.
5. The petitioner is requesting to rezone the site to B-3 (General Business). When the property was originally zoned during the Areawide rezonings, it was zoned T (Transition) due to the fact that it was owned by the Army. During those rezonings, all military lands were zoned T. T is a holding zone, to be rezoned when a use is determined for the property. A separate example of T zoning is Fire Island.
6. CIRI proposes to develop the site with 900,000 to one million square feet of retail and related uses. The proposal is for a "lifestyle center" which contains many separate buildings joined by pedestrian pathways, landscaping, a boulevard-style entrance, and integrated building design.
7. In order to achieve this, CIRI has joined with Browman Development, and are also proposing to replat the two tracts into one and create a commercial fragment lot site plan. The petitioner is also requesting to rezone the site to B-3 (General Business). Three other applications were submitted under separate cases, and were all heard by the Planning and Zoning Commission on the same hearing date.
8. A Veterans Administration facility is proposed to the north of the site on military property between the hospital and Oilwell Road. This facility will access Oilwell Road at this location, which will be a signalized intersection for the main entrance to the petition site. The Zuckert Avenue location will be relocated to accomplish this, as will relocation of the Bartlett High School and Alaska Native Heritage Center (ANHC) drives in order to mitigate traffic impacts in the area. The easternmost access that will lead to Bartlett High School and into the petition site is also proposed to be signalized.
9. The Commission approved the request, deleting proposed condition of approval 13.c, which stated "Sufficient information about required



infrastructure to ensure the proposed infrastructure can be constructed in conformance with Title 21 and the DCM prior to recording a final plat."

10. The Commission finds that after listening to testimony, reviewing the Staff report, and hearing comments from the petitioner and responses to questions, the Commission was comfortable that this site would be a good addition to the Muldoon community. From the drawings and the proposal the Commission further finds that this would be a project that would take the natural environment into consideration and protect both the landscaping and transportation. The petitioner has been working well with the stakeholders, as evidenced by the resolution from the Northeast Community Council.
11. A motion was made to amend proposed condition 6 to read, "No clearing of trees within the highway screening easement shall be permitted until after completion of the project and a determination by the UDC and Planning Staff that public visual access to the project is inadequate." This was not accepted as a friendly amendment because the maker of the original motion felt the explanation of the thinning process was reasonable and responsible. Secondly the maker of the original motion did not find that not being able to see the new development would result in it being at a disadvantage to other developments along the road; he found the architecture of this project pleasing to the eye and a benefit to the area.
12. This amendment failed by a vote of 2 - aye, 5 - nay. The Commission finds, regarding this proposed amendment, that this is an area where the Urban Design Commission has already opined, and finds that the process for making decisions on thinning was reasonable.
13. Opposition on the amendment finds that allowing thinning may set a precedent for screening along major highways. This is the largest retail development in the state and did not think that the mall location would be a mystery and that a visual reminder of its location is not necessary. Most of the architectural features are on the front of the structures and many buildings have relatively blank walls facing the road.
14. Opposition on the amendment further finds that major arterial buffering has in some instances been successful, such as the Home Depot on the north side of Tudor Road where a stand of trees was retained that creates a balance between natural vegetation and the large parking lot. By contrast, the Lowe's nearby does not have buffering and the feel of that is immediacy between the road and parking lot and the built environment is predominant. Opposition encouraged retention of the buffer with the proviso that at a future date, if Staff and UDC representatives find that the public is not able to locate the site, thinning can be considered.
15. Regarding the main motion, the Commission finds that this is the type of project the community would visit and enjoy. There will be new development in Anchorage and that is positive. Some of what the Commission heard is discussion about the rights of Anchorage citizens to good retail, but this is



about retail merchandise. This project is a good product and the Commission finds that the developer is sincere and wants to provide a good project.

16. The Commission was concerned when seeing ninety-five acres of healthy woodland removed, but this land is privately owned and this appears to be a quality development.
 17. The Commission agreed with the developer that this development would not directly compete with the Central Business District. This proposal is 18 businesses, excluding the restaurants. The Diamond Center needs some help, but it reports on its sign that it has 200 stores. The Commission noted it was disappointed there is not more Alaskana in the exterior design of the buildings, noting that the Fred Meyer on Egan Drive in Juneau displays Tlingit art. The Commission noted that there are some concerns regarding what impact this development would have on the seven regional centers noted on the *Anchorage 2020 Land Use Policy Map*, however the Commission further finds that overall this would be good for the Muldoon area.
 18. The Commission noted that there has been support from the Northeast Community Council.
 19. The Commission finds that there has been evidence from the applicant that there are unmet retail needs and this will be a welcome addition to the consuming public. There has been evidence of a retail demand and this is a step toward meeting that demand.
 20. A motion to approve the site plan was approved by a vote of 7 - aye, 0 - nay.
- B. The Commission APPROVES the above referenced site plan, subject to the following conditions:
1. All construction and improvements related to this approval shall be substantially in compliance with the review application, narrative, the Traffic Impact Analysis as approved by the State, and the most recent plans on file with the Planning Department, except as modified by conditions of this approval.
 2. All exterior lighting including building lighting, parking area lighting, and pedestrian path and trail lighting shall conform to Municipal and IESNA standards.
 3. Resolve the location, design and construction of transit amenities and transit service external and internal to the site with the Planning Department and Department of Public Transportation.
 4. Provide details of all screening walls for loading and refuse collection, fences and berming. Outdoor refuse containers shall be screened on all four sides, with details to be approved by the Planning Department.

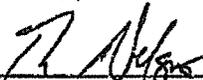


footing drains and stub-outs to all structures within the proposed subdivision prior to recording a final plat.

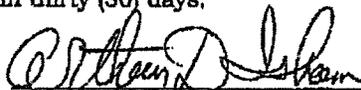
14. Resolving the need to submit an erosion and sediment control plan and an approved drainage and grading plan shall be approved by Project Management and Engineering prior to obtaining any building permit, other than a clearing permit, including a grubbing, grading or fill permit.
15. Any intersection signalization, lane improvements, or other improvements required by the approved Traffic Impact Analysis (TIA) shall be installed prior to the opening of any facility.
16. Resolve locations of monument signage with the Planning Department, and none shall be located within the 30 foot highway screening easement, unless approved by variance or in conformance with code.
17. Resolve snow storage details with the Planning Department.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 12th day of March, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 9th day of April 2007. If the secretary received a written request and intent to appeal, 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 and Anchorage Municipal Code of Regulations 21.10.304. If the secretary did not receive a written request and intent to appeal within seven (7) calendar days of the date the decision was made on the record, March 12, 2007, then this written decision is final and not appealable to any other administrative body. Final administrative decisions with no further administrative remedy may be appealed to the Superior Court within thirty (30) days.



Tom Nelson
Secretary



Art Isham
Acting Chair

(Case No. 2006-155, Tax I.D. No. 006-441-02 and -03)

ac



8 of 8
2008-049694-0

5. Review of the future phases of development on this site shall be subject to administrative approval by the Planning Department. All development shall comply substantially with the submitted design standards and pedestrian and traffic circulation and landscaping layout. These reviews will be for the exterior designs of the structures, and said structures will have to meet current standards at the time of review. Major deviations from the site plan for pedestrian and traffic circulation, landscaping, or the design standards, shall be required to be reviewed by the Planning and Zoning Commission as a non-public hearing item.
6. Tree clearing shall be permitted prior to approval of a comprehensive site grading and drainage plan for the site, but no grubbing will be allowed until the plan is approved. No clearing of trees within the highway screening easement will be permitted until approved by the Zoning Board of Examiners and Appeals and the Urban Design Commission, or as otherwise permitted by code.
7. No outdoor storage or parking of shipping containers shall be in areas of public parking, except during site construction.
8. Construction fencing shall be required to be installed prior to construction to protect the highway screening landscaping prior to construction. Pre and post construction inspections of this fencing by The Planning Department shall be required.
9. Resolve the final location and design of pedestrian locations with the Planning Department.
10. Roof-mounted mechanical equipment shall be screened from view from within the site.
11. Resolve the method of protection and delineation of the pedestrian areas with the Planning Department and the Traffic Department.
12. Resolving the status of the Accident Potential Zone Easement with the Federal Bureau of Land Management and Elmendorf Air Force Base, either through resolving uses allowed within the easement, or extinguishment of said easement, via a letter of non-objection from the military.
13. Resolving the need to submit the following to Project Management and Engineering (PM&E):
 - a. A comprehensive site grading and drainage plan for the entire site to resolve the need for drainage easements and drainage improvements and to demonstrate that post development drainage will not adversely impact adjacent properties or rights of way prior to recording a final plat.
 - b. A groundwater hydrology analysis of the entire site to determine the seasonal high groundwater table elevation and to resolve the need for





Restaurant Support Office
6800 Bishop Road, Platts, TX 75224
Tel: 972-769-3100 Fax: 972-769-3101

Mar. 7, 2018

Prototype Issue Date:

Client: **Raising Cane's**
Anchorage, Alaska
99504
Prototype 1 Modified

Designer/Architect:
KITTELSON & ASSOCIATES
1600 A Street, Suite 105
Anchorage, Alaska 99501
907.546.7895

Professional of Record:
NORTHERM ARCHITECTURE
1007 W 3rd Ave, Suite 300
Anchorage, Alaska 99501
907.338.9200
License # 119231



Mar. 7, 2018

DESIGN DEVELOPMENT

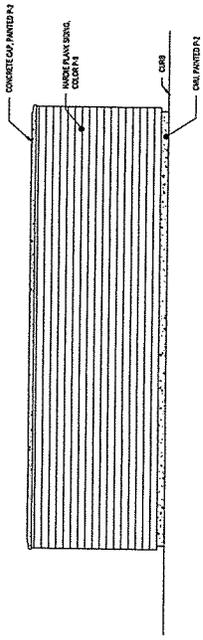
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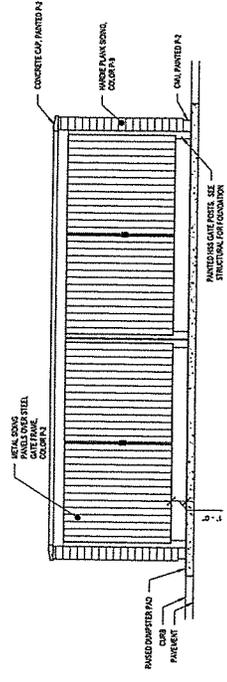
SITE DETAILS

Project Number: 1721.00
Drawn By: Author
Sheet Number:

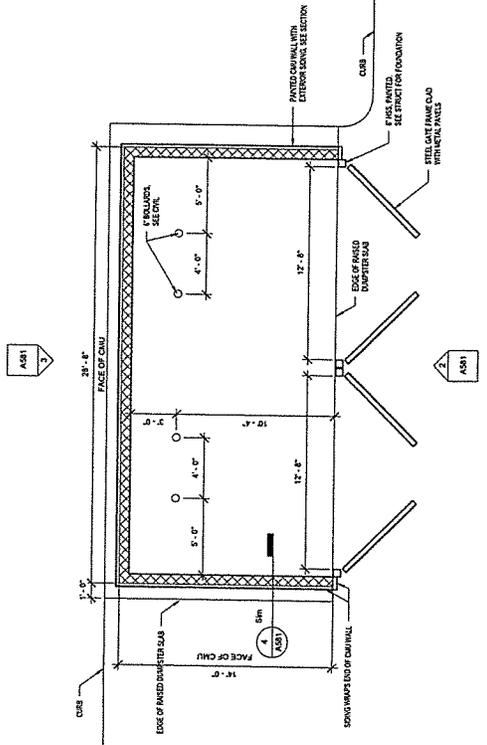
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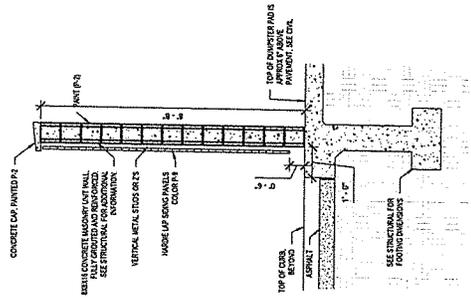
3 DUMPSTER NORTH ELEV.
1/4" = 1'-0"



2 DUMPSTER SOUTH ELEV.
1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



4 ENCLOSURE WALL SECTION
1/2" = 1'-0"



Restaurant Support Office
6800 Bridgeway Plaza, Suite 1000, TX 75024
Tel: 972-759-3100 Fax: 972-759-3101

Mar. 7, 2018

Prototype Issue Date:

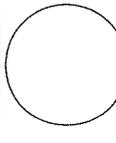
Raising Cane's
Anchorage, Alaska
99504
Prototype 1 Modified

Original Information:

KITTELSON & ASSOCIATES
1600 A Street, Suite 105
Anchorage, Alaska 99501
907.339.8200
907.546.7995

Professional of Record:

NORTH FORK
ARCHITECTURE
1007 W 3rd Ave, Suite 300
Anchorage, Alaska 99501
907.339.8200
License # 1119231



Mar. 7, 2018

DESIGN DEVELOPMENT

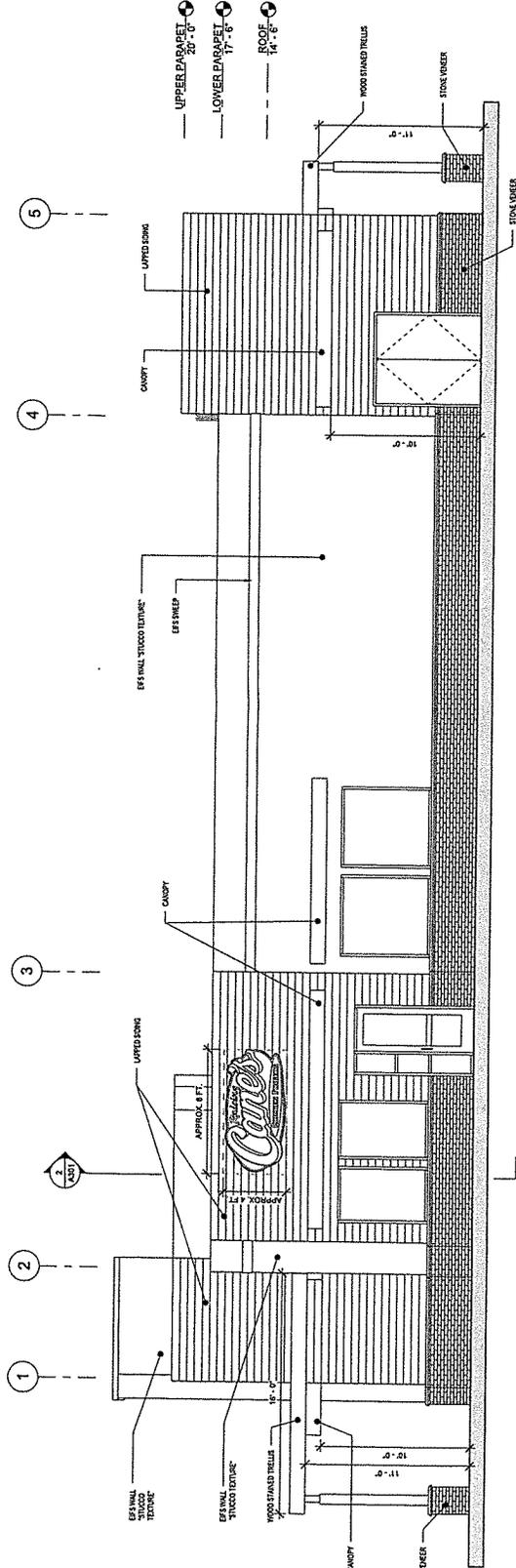
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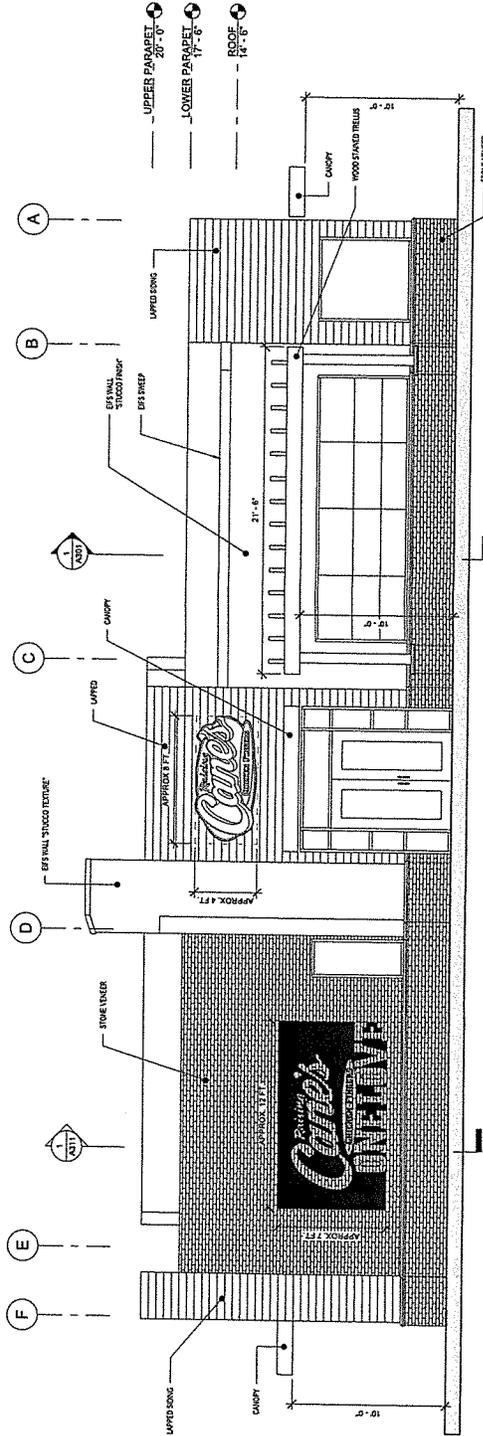
ELEVATIONS W/DIMS

Project Number: 1721.00
Drawn By: Author
Sheet Number:

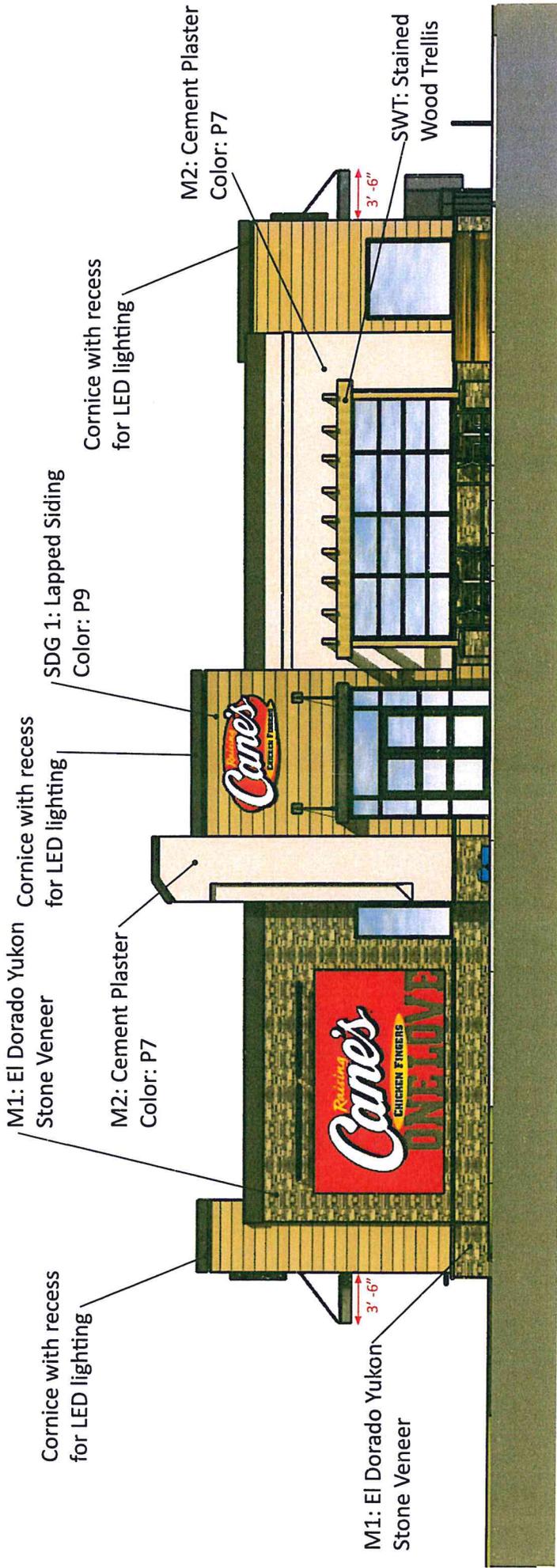
Z201



② NORTH ELEVATION PRESENTATION
1/4" = 1'-0"



① EAST ELEVATION PRESENTATION
1/4" = 1'-0"



Cornice with recess for LED lighting

M1: El Dorado Yukon Stone Veneer

Cornice with recess for LED lighting

SDG 1: Lapped Siding Color: P9

Cornice with recess for LED lighting

M2: Cement Plaster Color: P7

M2: Cement Plaster Color: P7

M1: El Dorado Yukon Stone Veneer

SWT: Stained Wood Trellis

East Elevation (Front)

March 22, 2018



Cornice with recess for LED lighting

SDG 1: Lapped Siding
Color: P9

Cornice with recess for LED lighting

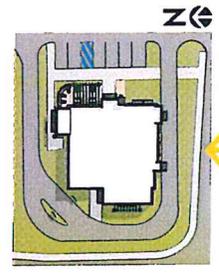
M2: Cement Plaster
Color: P7

Cornice with recess for LED lighting

SDG 1: Lapped Siding
Color: P9

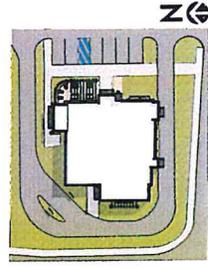
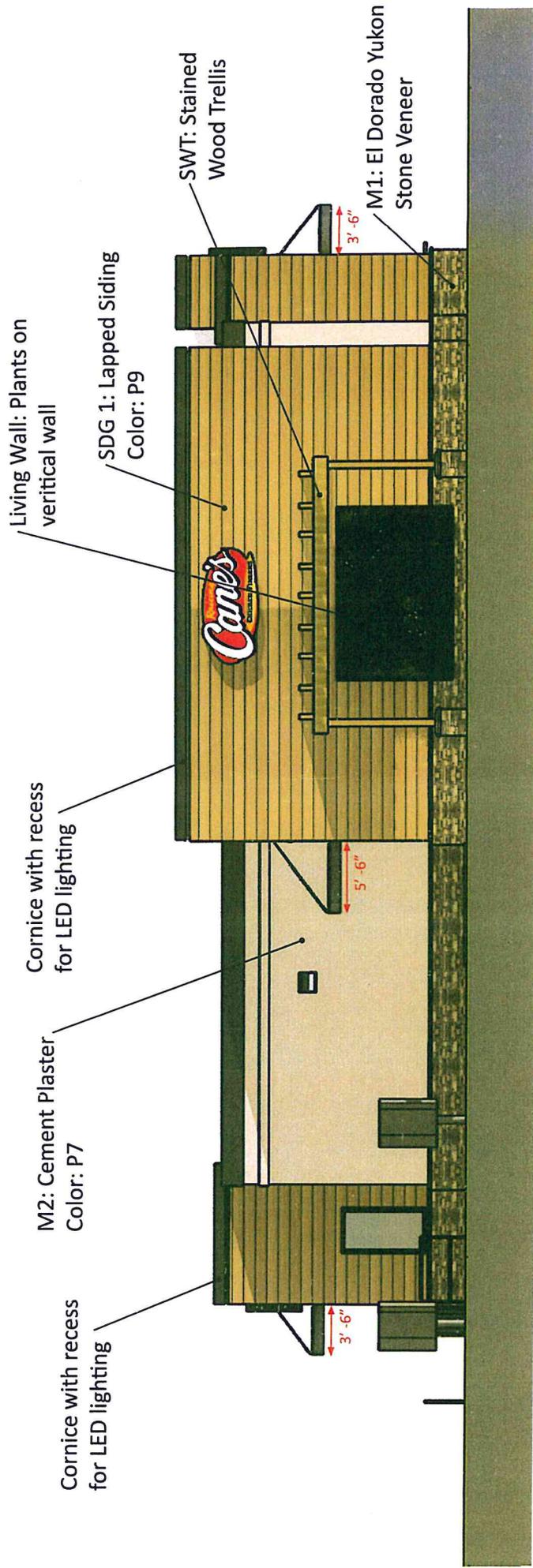
M1: El Dorado Yukon Stone Veneer

SL Light Fixture
Wall Sconce



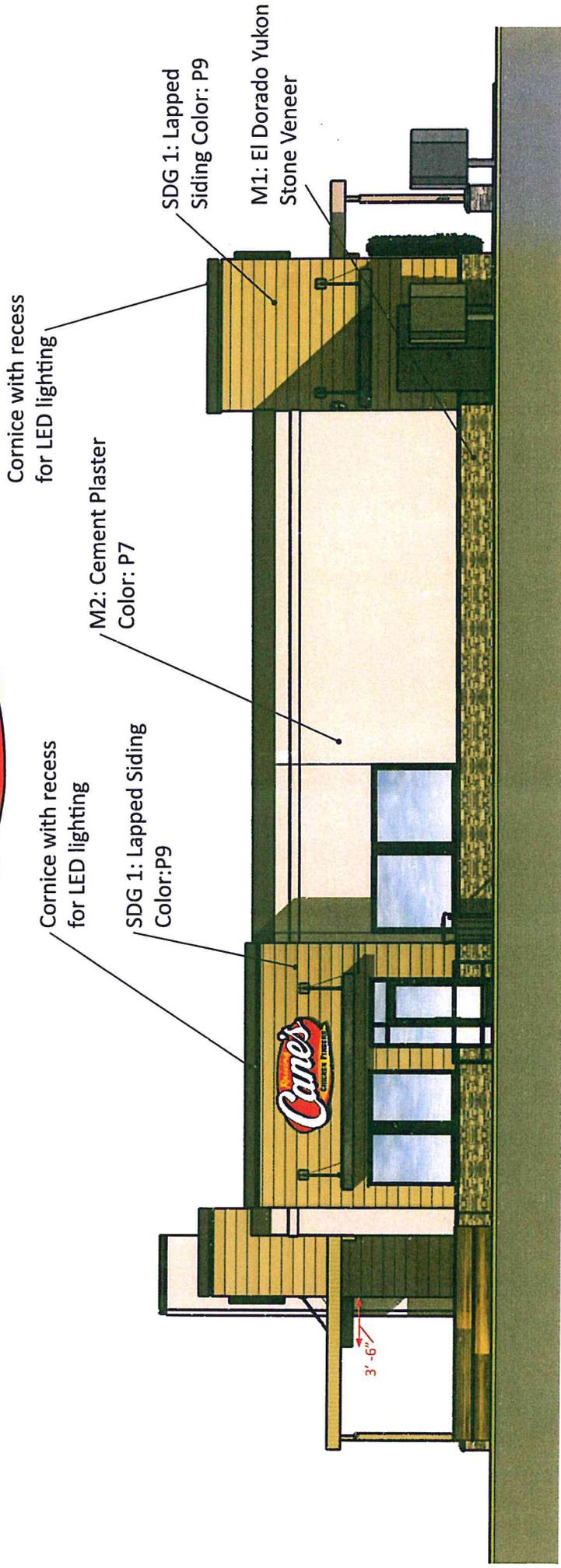
South Elevation (Pick-Up Side)

March 22, 2018



West Elevation (Back)

March 22, 2018



Cornice with recess for LED lighting

Cornice with recess for LED lighting

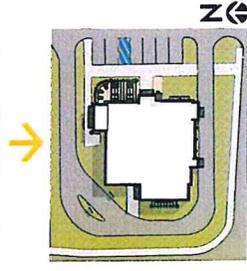
M2: Cement Plaster
Color: P7

SDG 1: Lapped Siding
Color: P9

SDG 1: Lapped Siding
Color: P9

M1: El Dorado Yukon Stone Veneer

3'-6"



North Elevation (Drive-Thru Side)

March 22, 2018

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Gateway
- Project Location, Tax ID, or Legal Description: Tikahtnu Commons, Fragment Lot 17B-10
Tax Id 006-441-46-000
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

x ^{ABC} DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

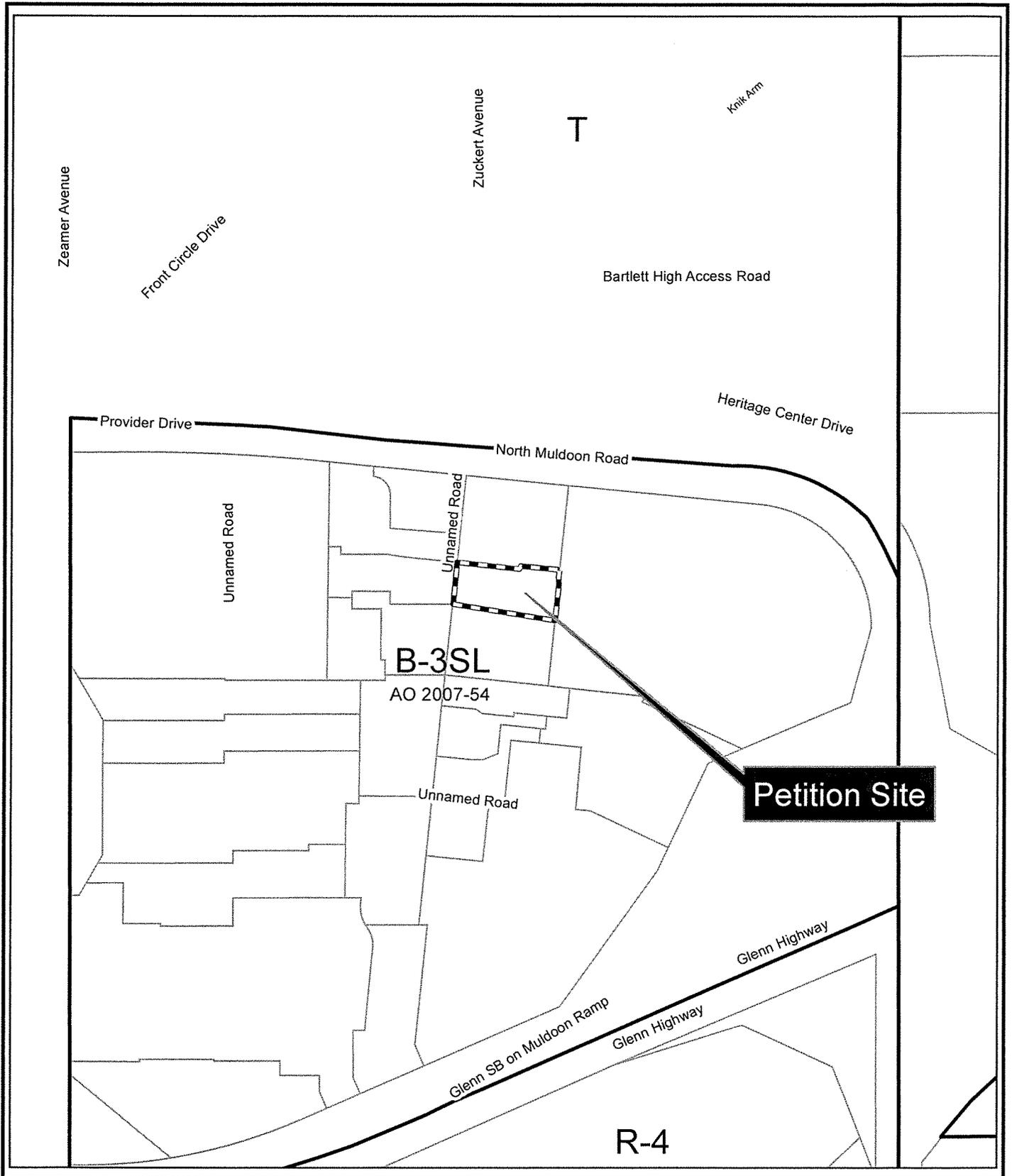
Inspection Certified By:

Date:

[Signature]

3/30/18

2018-0049



2018-0049

