

PLANNING DEPARTMENT

ADMINISTRATIVE REVIEW

DATE: May 2, 2018
CASE NO: 2018-0049
APPLICANT: Sean Ho, Panda Restaurant Group
REPRESENTATIVE: Wende Wilber, Kittleson and Associates
REQUEST: Administrative Review for a Restaurant at Tikahtnu Commons
LOCATION: Gateway Subdivision, Tract A, Fragment Lot 17B-10 per Plat 2012-26
COMMUNITY COUNCIL: Northeast
TAX NUMBER: 006-441-46
GRID: SW1140

SITE

Area: 48,799 SF
Zoning: B-3 SL (general business) district with Special Limitations per AO 2007-54
Topography: Flat
Existing Use: Vacant
Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: "Regional Commercial Center" per *Anchorage 2040*

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3	B-3
Land Use:	Restaurant	Grocery Store	Restaurant	Restaurant

DISCUSSION

Panda Restaurant Group is constructing a Raising Cane's Chicken Fingers restaurant at Tikahtnu Commons. The building will have 4,057 SF and a drive-through that wraps around the structure. This restaurant is subject to Planning and Zoning Commission Resolution 2007-019, which states:

“Review of 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.”

The Department finds that the development substantially complies with the adopted design standards, pedestrian and traffic circulation, and landscape layout for this major commercial retail site. This restaurant maintains the existing design principles of other commercial pads throughout this commercial site. There are no major deviations from the adopted site plan for the mall that warrant review by the Planning and Zoning Commission.

DEPARTMENT DECISION

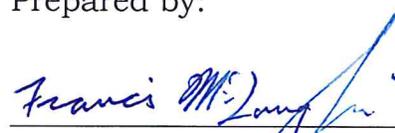
The Department approves the plans as submitted for Raising Cane's Chicken Fingers.

Reviewed by:



David R. Whitfield
Current Planning Manager

Prepared by:



Francis McLaughlin
Senior Planner