

**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: Vacant

Use:

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**

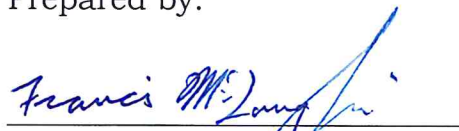
The Department approves the plans as submitted for Raising Cane's Chicken Fingers.

Reviewed by:

A blue ink signature of David R. Whitfield, consisting of a stylized 'D' followed by 'R. Whitfield'.

David R. Whitfield  
Current Planning Manager

Prepared by:

A blue ink signature of Francis McLaughlin, written in a cursive style.

Francis McLaughlin  
Senior Planner