

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-011

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR A LARGE COMMERCIAL ESTABLISHMENT; WITHIN TOWNSHIP 13 NORTH, RANGE 3 WEST SECTION 30, NORTH ½, NORTHEAST ¼, NORTHEAST ¼, PORTION OF PARCEL 1 (SEARS MALL); GENERALLY LOCATED SOUTH OF EAST NORTHERN LIGHTS BOULEVARD, WEST OF SEWARD HIGHWAY, NORTH OF EAST BENSON BOULEVARD AND EAST OF DENALI STREET, IN ANCHORAGE.

(Case 2018-0041)

WHEREAS, a request has been received from Seritage SRC Finance, LLC for a Major Site Plan Review for a renovation to a large commercial facility; within Township 13 North, Range 3 West, Section 30, North ½, Northeast ¼, Northeast ¼, Portion of Parcel 1 (Sears Mall) in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on May 7, 2018.

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

A. The Commission makes the following findings of fact:

1. The community will benefit from the improvements made to the site, and the improvements will create a vital & viable work/play space.
2. The request meets the approval criteria for a Major Site Plan Review (AMC 21.03.180.) and the approval requirements for a Large Commercial Establishment (21.07.120).
3. The proposal exceeds the minimum requirements for changes in the direction of conformity of Title 21.
4. There was no public testimony either for or against the proposal. The representative for the adjoining property did not testify or raise negative concerns about the proposal.

B. The Commission approves this site plan review subject to the following conditions of approval:

1. This approval is subject to the petitioner's application, narrative, and the following plans on file at the Planning Division, except as modified by these conditions of approval:

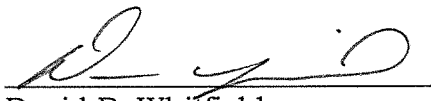
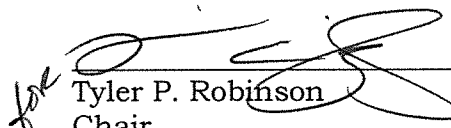
Architectural sheets G002, A101, A201, A202, A401; prepared by RIM, dated February 21, 2018; Landscaping plans L100, L101, L102, L103, L104; prepared by DOWL, Dated February 2018; perspective view sheets IM 01, IM 04, IM 05, IM 06, IM 07; prepared by SA Group, dated September 29, 2017

2. Provide the following to the Planning Department for approval:

- a. A depiction of the change in paving materials where ADA pedestrian walkways overlap with vehicle drive aisles in the parking lot in accordance with AMC 21.07.060E.4.d.iii. *Walkways and Parking*.
 - b. A recorded Municipality of Anchorage Snow Management Agreement or other alternative snow management plan.
 - c. A final landscape plan with the stamp and signature of the landscape architect.
3. Resolve with the Planning Department the need for improved pedestrian access to the east entry doors from the sidewalk along Northern Lights Boulevard.
4. A notice of zoning action and the resolution shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of May, 2018.

ADOPTED by the Anchorage Planning and Zoning Commission this 11th day of June, 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 section 21.03.050A.


David R. Whitfield
for Secretary
for Tyler P. Robinson
Chair

(Case 2018-0041)