

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

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Mayor Dave Bronson

November 2, 2021

Justin Keene, P.E.
CRW Engineering Group, LLC
3940 Arctic Boulevard, Suite 300
Anchorage, Alaska 99503

SUBJECT: Case 2020-0130, Administrative Approval of a Minor
Amendment to a De Facto Conditional Use for Governmental
Services within the PLI District

Legal Description: Tract 1-A, Tudor Elmore Development Subdivision
(Plat 2019-15)
Address: 3555 Doctor Martin Luther King Junior Avenue
Tax Parcel #: 008-052-14
Zoning: Public Lands and Institutions (PLI)
Area: ± 14.66 acres
Grid: SW1835

Dear Mr. Keene:

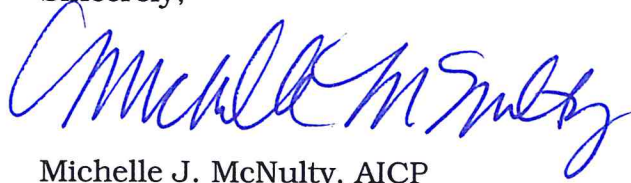
The Planning Department has reviewed your application for a Minor Amendment to a De Facto Conditional Use for Governmental Services within the Public Lands and Institutions (PLI) District. The Department finds that the minor amendment meets all the standards of approval and approves the application, in accordance with Anchorage Municipal Code (AMC) 21.03.080E.2., *Administrative Approval of Minor Amendments*.

The proposed improvements include the removal and replacement of an existing underground fuel storage tank serving the MOA Transit Department. The existing above ground temporary fuel tank and fuel dispenser currently used by the MOA Transit Department will be replaced with a new fuel dispenser, new lighted 1,288 square-foot canopy, and a reinforced concrete fueling slab. The proposed canopy area is an increase of one percent to the building envelope. The site will be used in the same manner as it is currently once the project is completed. These improvements are a change to the building envelope, setback, and similar provisions of ten percent or less, as permitted by AMC 21.03.180H.2.b.iii. as a type of minor amendment.

All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and plans on file with the Planning Department.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle McNulty". The signature is fluid and cursive, written over the printed name below.

Michelle J. McNulty, AICP
Director, Planning Department