

Application for Major Site Plan Review

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

| PETITIONER* | | PETITIONER REPRESENTATIVE (if any) | |
|---|---------|---|---------|
| Name (last name first) Walmart Stores, Inc | | Name (last name first) Edmiston, Heather | |
| Mailing Address 2914 SE I St | | Mailing Address PO Box 2076 | |
| Bentonville AR 72712 | | Rogers AR 72757 | |
| Contact Phone: Day 479-273-4000 | Evening | Contact Phone: Day 479-878-3530 | Evening |
| E-mail kristen.dinger@walmart.com | | E-mail heather.edmiston@pb2ae.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): 006-411-20-000 | | | |
| Site Street Address: 7405 Debarr Rd | | | |
| Current legal description: (use additional sheet if necessary) Creekside TR B | | | |
| Zoning: I-1 | Acreage: | Grid #: | Underlying plat #: |

| SITE PLAN APPROVAL REQUESTED | |
|-----------------------------------|---|
| Use: Mercantile - Retail Store | |
| <input type="radio"/> New SPR | <input checked="" type="radio"/> 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 a major 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. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.

Heather Edmiston

Signature

Owner Representative (Agents must provide written proof of authorization)

2-8-2023

Date

Heather Edmiston

Print Name

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

Meeting Date: admin.

2023-0039

03/06/2023

| COMPREHENSIVE PLAN INFORMATION | | |
|--|---|--|
| Improvement Area (per AMC 21.08.050B.): <input type="radio"/> Class A <input type="radio"/> Class B | | |
| Anchorage 2040 Land Use Designation(s): | | |
| <input type="checkbox"/> Large Lot Residential | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High | <input type="checkbox"/> Neighborhood Center |
| <input checked="" type="checkbox"/> Town Center | <input type="checkbox"/> Regional Commercial Center | <input type="checkbox"/> City Center |
| <input type="checkbox"/> Commercial Corridor | <input type="checkbox"/> Main Street Corridor | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Facilities and Institutions | <input type="checkbox"/> Industrial | |
| Anchorage 2040 Growth Supporting Features: | | |
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development | |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development | |
| Chugiak-Eagle River Land Use Classification: | | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | <input type="checkbox"/> Community Facility | <input type="checkbox"/> Development reserve |
| Girdwood- Turnagain Arm Land Use Classification: | | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks/open space |
| <input type="checkbox"/> Resort | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area |
| <input type="checkbox"/> Commercial/Residential | <input type="checkbox"/> Commercial Recreation | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | <input type="checkbox"/> Reserve | |
| Neighborhood, District or Other Area-Specific Plan: _____ | | |

| ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small> | | | | | | |
|--|---------------------------------------|---------------------------------|--------------------------------|---------------------------|------------------------------|--|
| Wetland Classification: | <input checked="" type="radio"/> None | <input type="radio"/> "C" | <input type="radio"/> "B" | <input type="radio"/> "A" | | |
| Avalanche Zone: | <input checked="" type="radio"/> None | <input type="radio"/> Blue Zone | <input type="radio"/> Red Zone | | | |
| Floodplain: | <input checked="" type="radio"/> None | <input type="radio"/> 100 year | <input type="radio"/> 500 year | | | |
| Seismic Zone (Harding/Lawson): | <input type="radio"/> "1" | <input type="radio"/> "2" | <input type="radio"/> "3" | <input type="radio"/> "4" | <input type="checkbox"/> "5" | |
| <input type="checkbox"/> Steep Slope > _____ % | | | | | | |
| <input type="checkbox"/> Riparian Stream Setback Area | | | | | | |

| RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small> |
|--|
| <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 checked="" type="checkbox"/> Building or Land Use Permit for C22-2137 store remodel |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage |

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 1 copy required:** Signed application (original)
 Watershed sign off form, completed
 8 1/2" by 11" copy of site plan/building plans submittal

16 copies required:

- Signed application (copies)
- Project narrative explaining:
 - the project
 - addressing the site plan review criteria on page 3 of this application
 - planning objectives
- Site plan to scale depicting, with dimensions:
 - building footprints
 - pedestrian facilities
 - landscaping
 - required open space
 - parking areas
 - lighting
 - loading facilities
 - drainage
 - vehicle circulation and driveways
 - grading
 - freestanding sign location(s)
 - snow storage area or alternative strategy
 - trash receptacle location and screening detail
 - significant natural features
 - fences
 - easements
 - project location
- Building plans to scale depicting, with dimensions:
 - building elevations
 - floor plans
 - exterior colors and textures
- Assembly Ordinance enacting zoning special limitations, if applicable
- Summary of community meeting(s)

(Additional information may be required.)

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. 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.

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.

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation 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.



2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545

February 15, 2023

Municipality of Anchorage
Planning Department
Attn: Craig Lyon
4700 Elmore Road
Anchorage, AK 99507
907-343-7996

RE: Walmart Remodel C22-2137
7405 Debarr Road
Minor Amendment Request

Dear Mr. Lyon,

Regarding an upcoming Walmart Remodel in which Walmart would like to install a canopy over the Online Grocery Pickup employee entrance, please consider my minor amendment request:

iii. Changes of 10 percent or less in building envelope, setback, and similar provisions.

The new canopy will be 10'-8" high and 52'-0" long and 8'-6" wide. We have visually aligned the Canopy to match the existing reveals in the exterior material. The Canopy will be painted to match the brown scheme and aesthetics of the existing building. The overall building face for the right elevation is approximately 410'-0" long. The edge of the canopy will be a slight contrast in the overall size of the existing building.

iv. Incidental changes in landscaping, sign placement, lighting fixtures, etc. to further the intent of the plan and this code.

There will be an addition of an Associate Canopy to provide coverage for the Associate entering and exiting the building, delivering product to customers in vehicles parked in the designated Pickup Parking Stalls. This canopy will follow the path of the Associate and provide as much coverage as possible until the drive aisle crossing. The Canopy has downspouts within to send water away from the path and provides lighting above, making the route to the vehicles safer for the Associate. This also offers protection for the new exterior mounted slider door.

Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather Edmiston'.

Heather Edmiston, Permit Coordinator
Heather.edmiston@pb2ae.com
479-878-3530

KEYNOTES

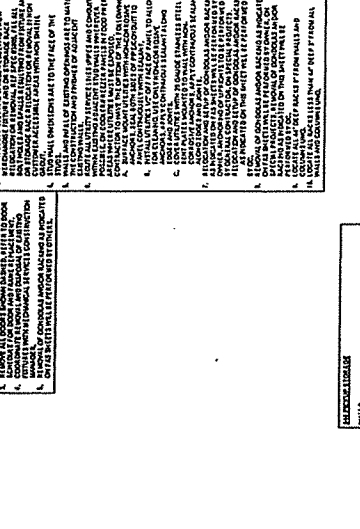
1. SEE KEYNOTES ON SHEET 13 FOR FINISHES.
2. SEE KEYNOTES ON SHEET 13 FOR FINISHES.
3. SEE KEYNOTES ON SHEET 13 FOR FINISHES.
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9. SEE KEYNOTES ON SHEET 13 FOR FINISHES.
10. SEE KEYNOTES ON SHEET 13 FOR FINISHES.

DEMO NOTES

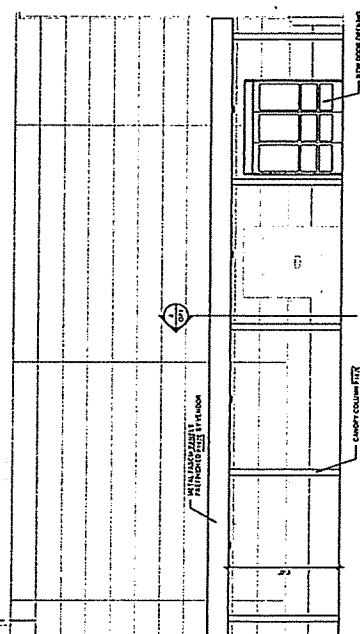
1. DEMO ALL EXISTING CONCRETE FLOORING TO FINISH FLOOR.
2. DEMO ALL EXISTING WALLS TO EXPOSE FRAMING.
3. DEMO ALL EXISTING CEILING TO EXPOSE STRUCTURE.
4. DEMO ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
5. DEMO ALL EXISTING GLAZING TO EXPOSE FRAMING.
6. DEMO ALL EXISTING ROOFING TO EXPOSE STRUCTURE.
7. DEMO ALL EXISTING EXTERIOR FINISHES TO EXPOSE SUBSTRATE.
8. DEMO ALL EXISTING INTERIOR FINISHES TO EXPOSE SUBSTRATE.
9. DEMO ALL EXISTING PARTITIONS TO EXPOSE FRAMING.
10. DEMO ALL EXISTING STAIRS TO EXPOSE STRUCTURE.

SHEET NOTES

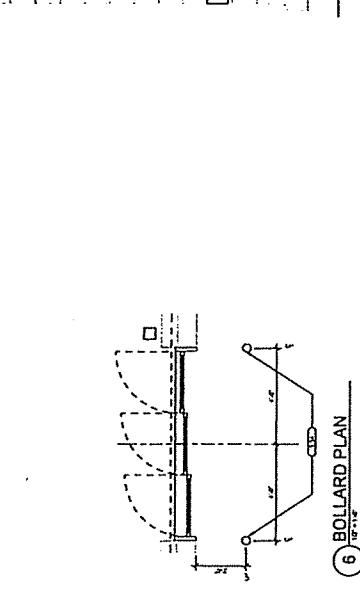
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE BOOK (NEC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE BOOK (IECC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE BOOK (ISAC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SIGN CODE BOOK (ISC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SAFETY CODE BOOK (ISFC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (ADA).



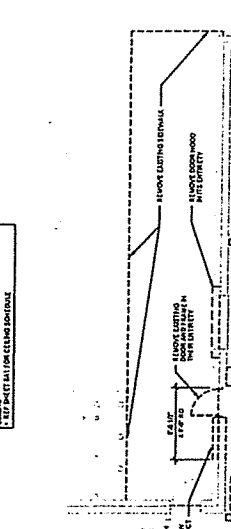
3 EXTERIOR ELEVATION
10'-0" x 12'-0"



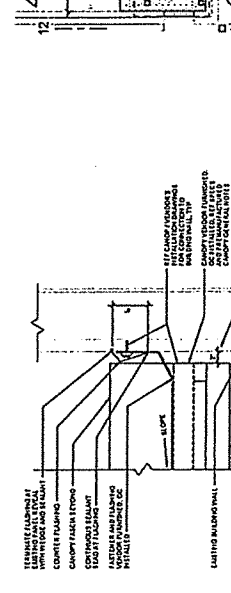
2 FLOOR PLAN
10'-0" x 12'-0"



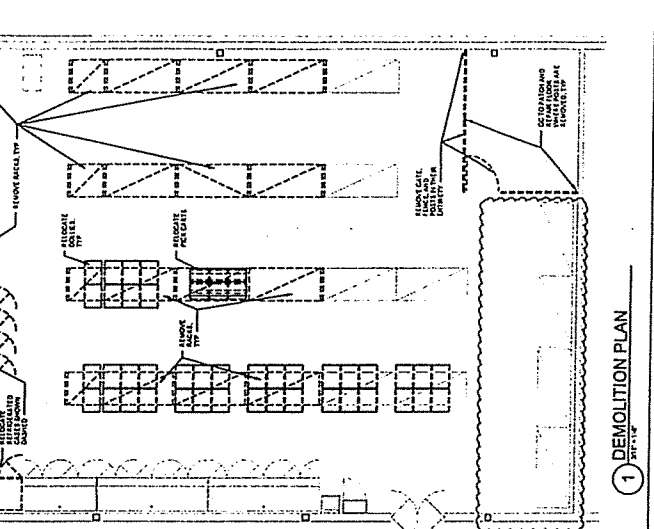
4 ASSOCIATE CANOPY COVER SECTION
10'-0" x 12'-0"



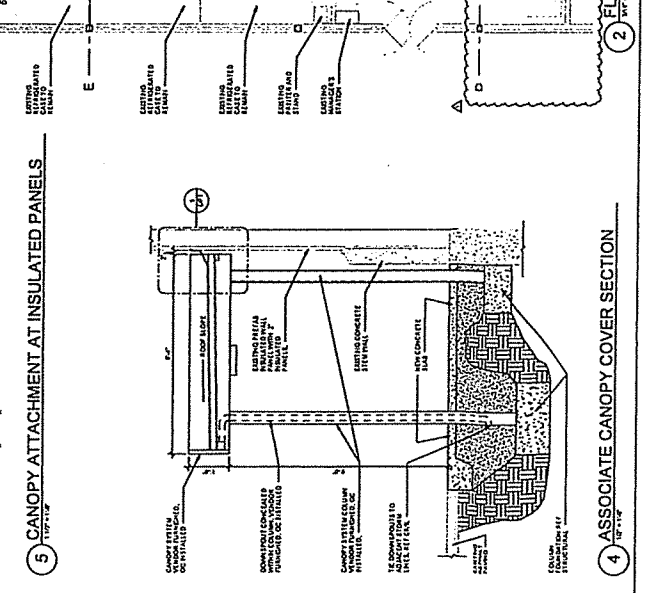
5 CANOPY ATTACHMENT AT INSULATED PANELS
10'-0" x 12'-0"



6 BOLLARD PLAN
10'-0" x 12'-0"



1 DEMOLITION PLAN
10'-0" x 12'-0"



1 DEMOLITION PLAN
10'-0" x 12'-0"

WMS Archive File Name: _____

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: 2023-0039
- Project Location, Tax ID, or Legal Description: 00641120000
7405 Debarr Rd
- 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:

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: _____