

MUNICIPALITY OF ANCHORAGE



Community Development Department
Planning Division

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Mayor Dan Sullivan

December 19, 2014

Michael Johnson
2340 Canary Court
Anchorage, AK 99515

SUBJECT: Administrative Site Plan Review, Case #2014-0200

Dear Applicant:

The Community Development Department has reviewed the application for an administrative site plan review for a restaurant eating place serving beer and wine for the property located at 5200 Juneau Street, Anchorage, AK 99518. The property is zoned I-1 (light industrial) district. The application was reviewed in accordance with Anchorage Municipal Code (AMC) 21.50.500. Based upon the submitted plans, the Department finds that the site is sufficient to handle the intensity of a restaurant, serving beer and wine only.

The Department determined that the restaurant or eating place license, in an existing building, generally satisfies the requirements of AMC 21.50.020 and does not have a permanent negative impact substantially greater than that anticipated from permitted development for the following:

- pedestrian and vehicular traffic circulation and safety;
- the demand for and availability of public services and facilities;
- noise, air, water or other forms of environmental pollution; and
- the maintenance of compatible and efficient development patterns and land use intensities.

The Community Development Department **APPROVES** the request subject to the following conditions:

1. A notice of zoning action shall be filed with the State Recorder's Office within 120 days of this approval. Proof of filing shall be submitted to the Community Development Department.
2. All uses shall conform to the plans and narrative submitted with this administrative site plan review, except that the licensee may change the hours of operation listed on the application, including the hours of alcohol service, in accordance with all applicable laws without having to modify the administrative site plan approval.

3. This is an alcoholic beverage administrative site plan approval for a restaurant serving beer and wine only in the I-1 (light industrial) district with approximately 6,500 SF of gross leasable floor area within a restaurant, located within Campbell Creek Commercial Park, Tract F-1-A, generally located at the southwest corner of the East International Airport Road and Juneau Street intersection. The owner may choose to operate all hours as permitted by law. Alcohol sales are limited to 50% of gross receipts in accordance with AS 04.11.110.
4. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server Awareness Training Program," approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for Techniques in Alcohol Management (TAM).
5. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including, but not limited to, laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees, shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
6. A copy of the conditions imposed by the Community Development Department in connection with this approval shall be maintained on the premise at a location visible to the public.

This decision is final upon the date of this letter, unless appealed within 15 days to the Assembly. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the petition site. If the appeal is filed timely, the Assembly shall hold a public hearing at the next available meeting.

Sincerely,



Jerry T. Weaver, Jr.
Director, Community Development Department

Attachment: Department Findings

cc: Alcoholic Beverage Control Board
2400 Viking Drive
Anchorage, AK 99501

Jaime Heinz, Municipal Clerk's Office