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2016 – 027268 – 0

Recording District 301 Anchorage

07/07/2016 10:16 AM

Page 1 of 9



NOTE

Send original recorded document to:

Municipality of Anchorage

Current Planning Section

Planning Division

PO Box 196650

Anchorage, AK 99519-6650


THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that a Public Hearing Site Plan Review for a Vehicle Storage Facility has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the zoning variance approval as set forth in the Municipal zoning file 2016-0018. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved Public Hearing Site Plan Review for a Vehicle Storage Facility or any subsequent amendments hereto.

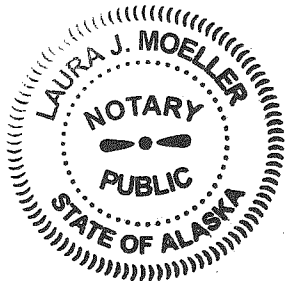
LEGAL: Tract 1A-1, Fragment Lot 14A, B-3 District for Mountain View Development Subdivision, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of the Glenn Highway, east of Mountain View Development Subdivision.
PETITIONER: Bass Pro Shops
REQUEST: Public Hearing Site Plan Review per AMC 21.40.180A.1.b. for vehicle storage (Bass Pro Shops new boat inventory lot.)
ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution Number AR 2016-013.


for 
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
))
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 17th day of JUNE, 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 17th day of JUNE, 2016 in this certificate first above written.




Notary Public in and for Alaska
My Commission expires: 2/22/17



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-013

A RESOLUTION APPROVING A PUBLIC HEARING SITE PLAN REVIEW FOR A VEHICLE STORAGE FACILITY IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1, FRAGMENT LOT 14A; GENERALLY LOCATED NORTH OF THE GLENN HIGHWAY, EAST OF MOUNTAIN VIEW DRIVE, AND WEST OF BRAGAW STREET, IN ANCHORAGE.

(Case 2016-0018; Parcel No.004-051-44)

WHEREAS, a petition has been received from Bass Pro Shops for a public hearing site plan review for a storage facility in the B-3 (general business) district for Mountain View Development Subdivision, Tract 1A-1, Fragment Lot 14A; generally located north of the Glenn Highway, east of Mountain View Drive, and west of Bragaw Street, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on March 7, 2016.

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

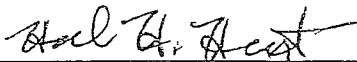
- A. The Commission makes the following findings of fact:
1. The site plan meets the minimum standards for a vehicle storage facility in the B-3 district. The site plan does an exemplary job of buffering from neighbors. This project will have no negative impact on the shopping environment because it is located just little off of the main commercial area.
- B. The Commission approves the public hearing site plan review, subject to the following conditions:
1. A notice of zoning action shall be filed with the State Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Division.
 2. All construction and uses shall generally conform to the following plans and narrative, except as amended by this approval:
 - a. Bass Pro Boat Storage; Sheets B1 Boat Layout Plan, C1 Site Plan, C2 Grading Plan, B1 Lighting Layout Plan, L1 Landscape Plan, L2 Landscape Details, and L3 Landscape Details; prepared by CRW Engineering Group, LLC.

FM
OK
6-16-16



PASSED AND APPROVED by the Municipal Planning and Zoning Commission the 7th day of March 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of March, 2016. 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 the Anchorage Municipal Code 21.30.030.



Hal H. Hart, AICP
Secretary



Tyler Robinson
Chair

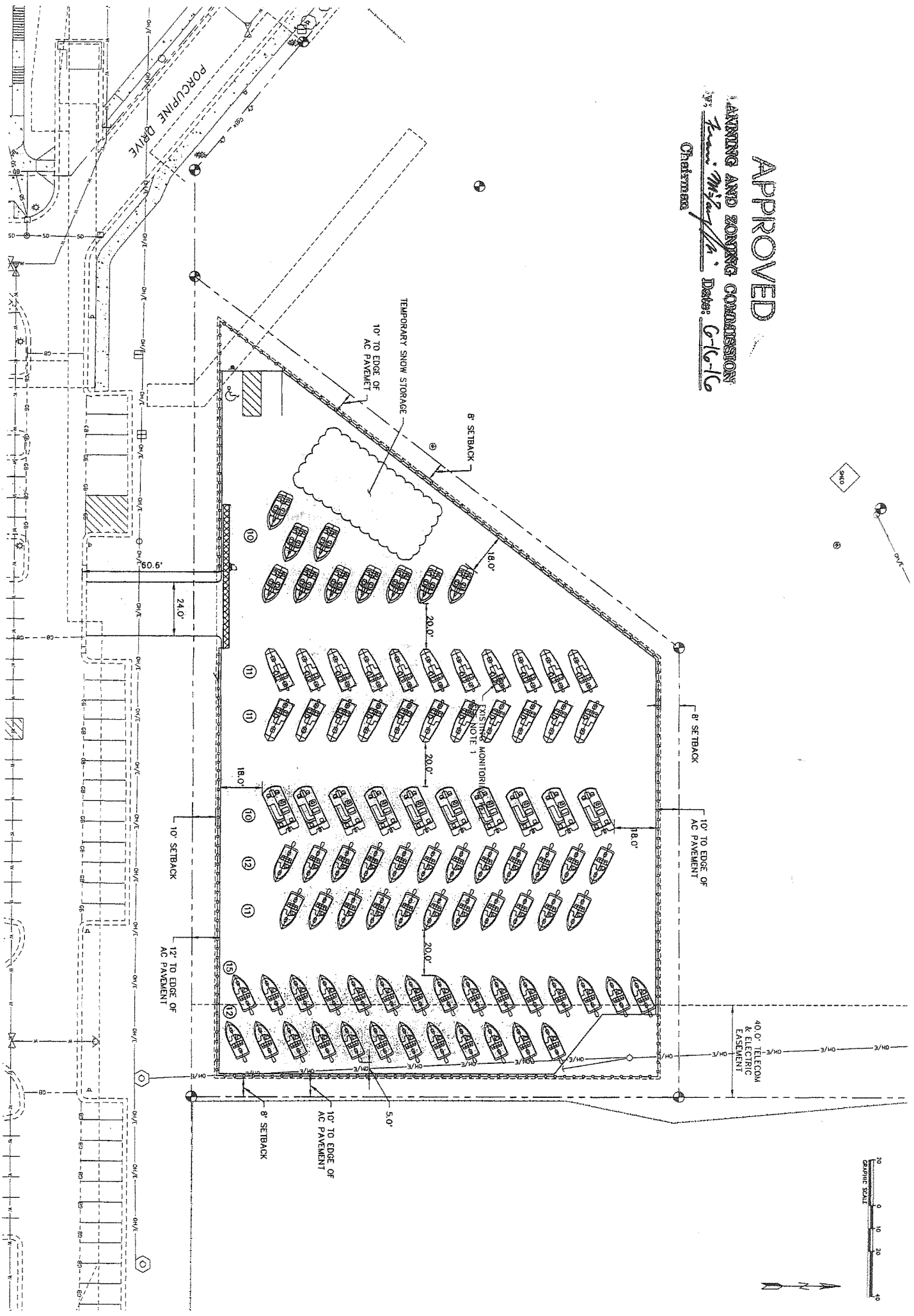
(Case 2016-0018)

fm





APPROVED
ANCHORAGE AND ZONING COMMISSION
Chairman *Kenneth M. ...* Date: *6-16-16*



REV	DATE	DESCRIPTION	BY

DATE: 12/18/15
STATUS: DRAFT
SCALE: HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'
SHEET NO. **B1**

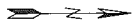
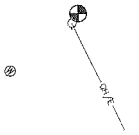
BASS PRO SHOPS
ANCHORAGE, AK
BASS PRO BOAT STORAGE
FRAG LOT 14A-1
BOAT LAYOUT PLAN

40.0' TELECOM & ELECTRIC EASEMENT



ACAD FILE: E:\JOBSDATA\44102.00 BASS PRO BOAT STORAGE SITE DESIGN\00 CADD\01 WORKING SET\01 CIVIL\44102.00 SITE PLAN.DWG Plot Date: 12/18/2015 10:13 AM

- NOTES:**
- ADJUST 6-INCH DIAMETER STEEL CASING TO FINISH GRADE. FURNISH AND INSTALL A VALVE BOX TOP SECTION AND LID TO SLIDE OVER EXISTING STEEL CASING FOR FURNISH AND INSTALL A FRAME AND OPERATING COVER. OPERATING COVER OR LID SHALL BE STAMPED WITH THE WORDS "MONITOR WELL".



40' OF TELECOMM
& ELECTRIC
EASEMENT

CHAIN LINK FENCE WITH
VINYL SLATS (NORTH)
10' TO EDGE OF
AC PAVEMENT

8' SETBACK

CHAIN LINK FENCE WITH
VINYL SLATS (EAST)

10' TO EDGE OF
AC PAVEMENT

8' SETBACK

WOOD FENCE
(SOUTH)

12' TO EDGE OF
AC PAVEMENT

10' SETBACK

4' MANGATE

ELECTRIC SLIDE GATE

9'-20" PARKING
STALL TP

4' WHITE
PAVEMENT
MARKINGS

VAN ACCESSIBLE SIGN
R7-B
R7-BA

TEMPORARY SNOW STORAGE
10' TO EDGE OF
AC PAVEMENT

8' SETBACK

WOOD FENCE (WEST)

EXISTING MONITORING WELL
SEE NOTE 1

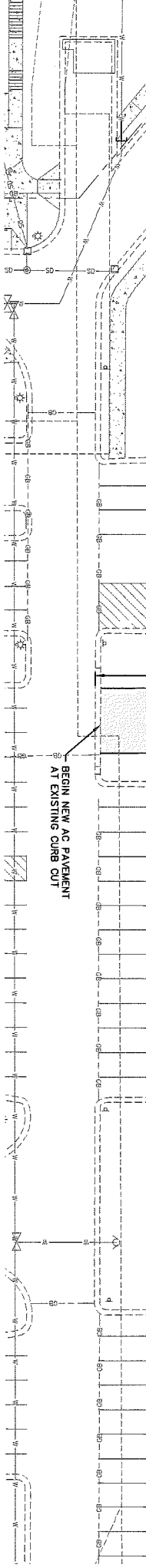
AC PAVEMENT

24' CANTILEVER

24.0'

BEGIN NEW AC PAVEMENT
AT EXISTING CURB CUT

PORCUPINE DRIVE



REV	DATE	DESCRIPTION	BY

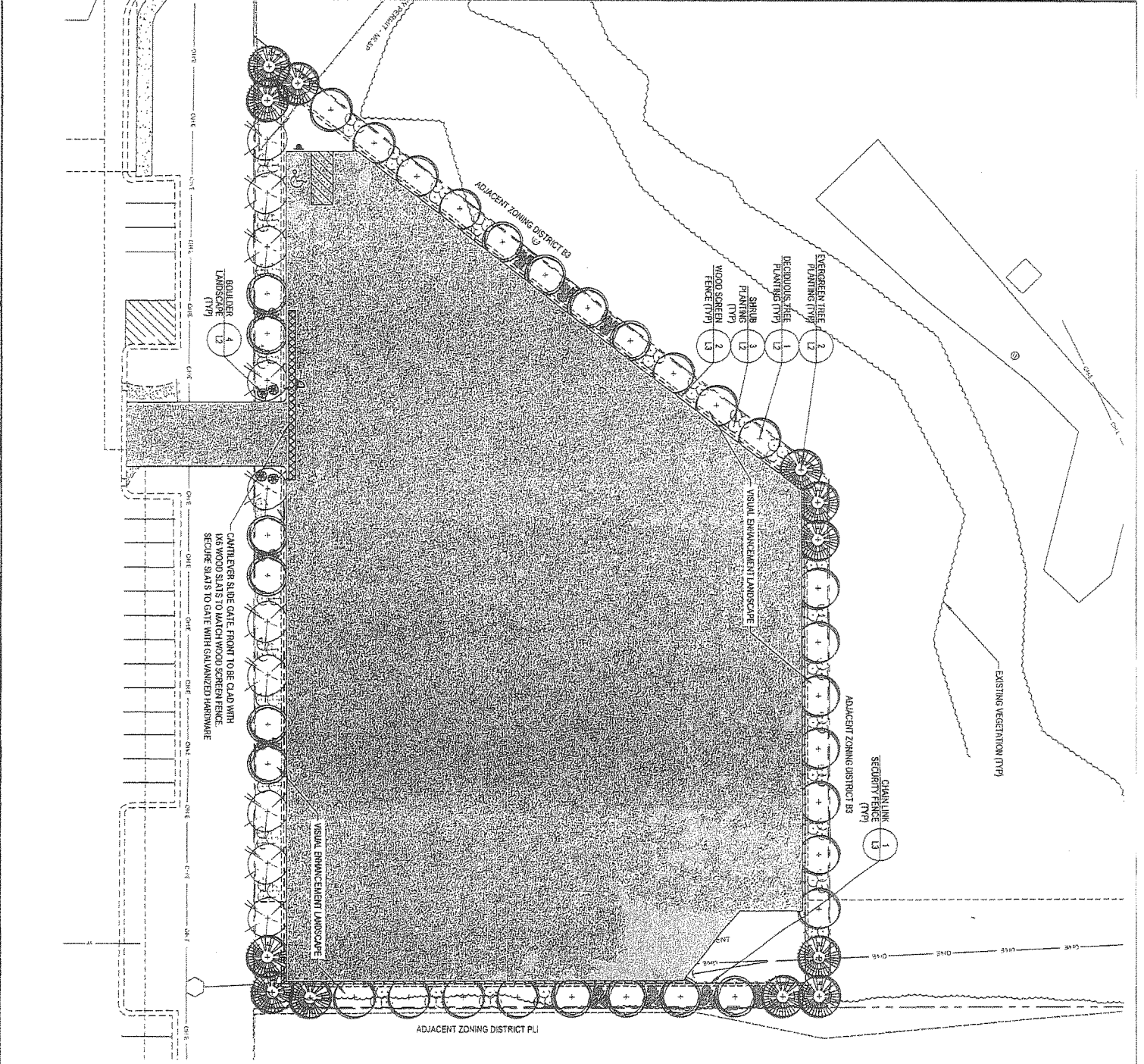
DATE: 12/18/15
STATUS: DRAFT
SCALE: HORIZ SCALE 1"=20'
VERT SCALE N/A
SHEET NO. **C1**

BASS PRO SHOPS
ANCHORAGE, AK
BASS PRO BOAT STORAGE
FRAG LOT 14A-1
SITE PLAN

CRW
ENGINEERING GROUP, LLC
3946 ALBERTA BLVD, SUITE 200
ANCHORAGE, AK 99503
PHONE: (907) 562-2222
FAX: (907) 562-2233



ACAD FILE: P516-157 BASS PRO SHOPS BOAT SERVICE CENTER CAD/DRAWING/DBH_PLAN_BASSPRO.DWG Plot Date: 12/20/2015 11:18 AM



PLANT SCHEDULE

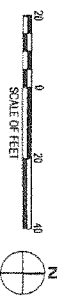
EVERGREEN TREES	QTY.	SYMBOL	ABBR.	LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES
	12		L3	LARIX SIBIRICA	SIBIRIAN LARCH	6' HEIGHT	B&B

DECIDUOUS TREES	QTY.	SYMBOL	ABBR.	LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES
	18		BP	BETULA PAPIRIFERA	PAPER BIRCH	2" CALIPER	B&B SINGLE STEM
	10		B3	BETULA PAPIRIFERA	CUTLEAF-WEENING BIRCH	2" CALIPER	B&B SINGLE STEM
	14		PM	PRUNUS PENNSYLVANICA	AMUR CHOCHEBERRY	2" CALIPER	B&B SINGLE STEM

SHRUBS	QTY.	SYMBOL	ABBR.	LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES
	58		CL	COTONEASTER LUCIDUS	HEDGE COTONEASTER	24" HEIGHT	POTTED NA
	25		RR	ROSA RUGOSA	SILVA ROSE	24" HEIGHT	POTTED
	26		SB	SPIRAEA BIRMANICA	GOLDFLAME SPIREA	18" HEIGHT	POTTED

MISCELLANEOUS	QTY.	SYMBOL	DESCRIPTION	NOTES
	4		LANDSCAPE EDGING	ALUMINUM
	4		LANDSCAPE BOULDER	

GENERAL NOTES:
 1) ALL PLANTING BEDS TO RECEIVE 18 INCH DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
 2) PROVIDE 3 INCH DEPTH OF 1.5 INCH TO 3 INCH WASHED ROCK RAIL CH OVER WEED BARRIER FABRIC TO ALL PLANTING BEDS.



BASS PRO SHOPS
ANCHORAGE, AK

BASS PRO BOAT STORAGE

SITE DESIGN

LANDSCAPE PLAN

REV	DATE	DESCRIPTION	BY

DATE: 12/21/2015

STATUS: DRAFT

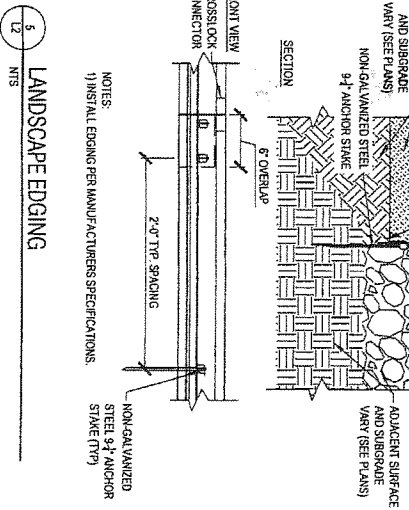
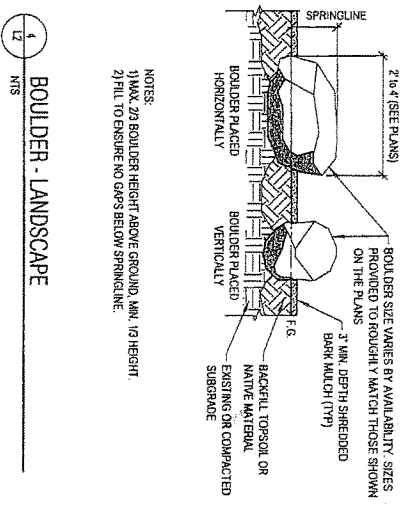
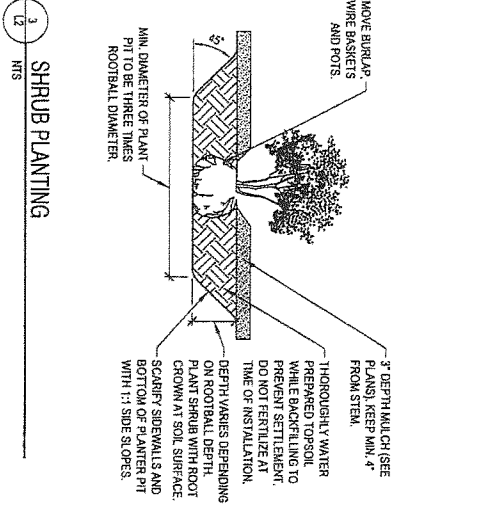
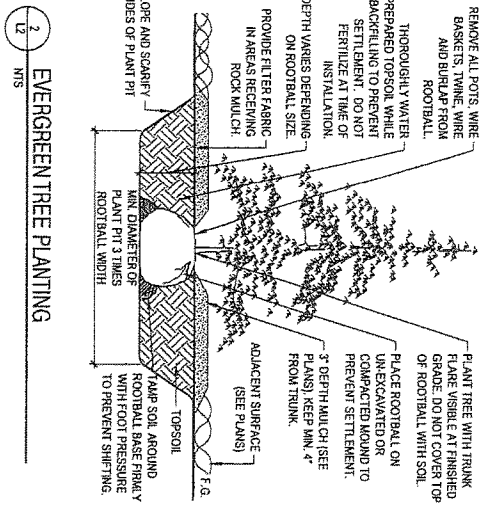
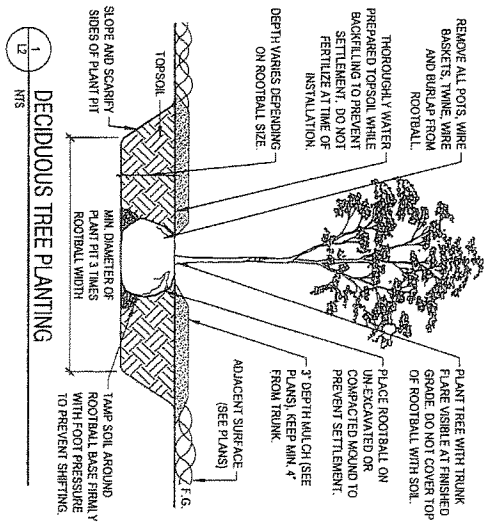
SCALE: HORIZ SCALE: N/A

VERT SCALE: N/A

SHEET NO. L1



ACAD FILE: P415-157 BASS PRO SHOPS BOAT SERVICE CENTER-CAD0RA\WINGDGN_DETAILS_BASSPRO.DWG PLOT DTM: 12/29/2015 11:17 AM



1
12
NTS
BOULDER - LANDSCAPE

2
12
NTS
LANDSCAPE EDGING

1
12
NTS
DECIDUOUS TREE PLANTING

2
12
NTS
EVERGREEN TREE PLANTING

3
12
NTS
SHRUB PLANTING

NOTES:
1) MAX. 20 BOULDER HEIGHT ABOVE GROUND, MIN. 18" HEIGHT
2) FILL TO ENSURE NO GAPS BELOW SPRINGLINE.

NOTES:
1) INSTALL EDGING PER MANUFACTURERS SPECIFICATIONS.

REV	DATE	DESCRIPTION	BY

BASS PRO SHOPS
ANCHORAGE, AK
BASS PRO BOAT STORAGE
SITE DESIGN
LANDSCAPE DETAILS

DATE: 12/21/2015
STATUS: DRAFT
SCALE: HORIZ SCALE: N/A
VERT SCALE: N/A
SHEET NO. L2

