

H. Amendments to Approved Site Plans

1. Original Procedure Applies for Most Amendments

Amendment of a site plan shall follow the same process required for the original approval of a site plan, unless the amendment is determined to be a minor amendment as described in subsection H.2. below.

2. Administrative Approval of Minor Amendments

The director may approve administratively minor amendments to any approved site plan upon written application and documentation by the applicant, and upon the director's determination that the amendment is a minor amendment.

a. Procedure

i. Upon receiving a written request from the applicant for a site plan amendment, the director shall determine if the proposed amendment will be processed as a minor amendment or major amendment. The applicant may appeal the director's decision, in writing to the zoning board of examiners and appeals within 10 days of the decision.

ii. Immediately following the director's determination that a proposed amendment is minor, the director shall:

(A) Issue a minor amendment affidavit, which shall be transmitted to the urban design commission for their information; and

(B) Attach a form stating the nature of the modification, date of approval, and bearing the signature of the director to the site plan on file in the department.

iii. If the original approval had been recorded, the amended plan shall be recorded by the municipality at the applicant's expense.

b. Types of Minor Amendments

The following are amendments which the director may reasonably determine to be "minor":

i. Insubstantial changes to the text to add clarity or correct conflicting provisions.

ii. Changes in street alignment if such changes further the intent of the plan and this code, and are acceptable to the municipal engineer.

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

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

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16)

21.03.185 STREET NAME ALTERATIONS

A. Generally

A street name alteration may be proposed by petition or by a government agency. The petition or proposal shall be submitted to the department. The department shall reject any street name alteration that does not conform to the standards of section 21.08.030, *Design Standards*, and any applicable regulations. The criteria established in AMC 3.97.025 for honorary renaming shall apply.

Application for Administrative Site Plan Review

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




PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Bard, Eric, Sr. Project Manager, Walmart Stores, Inc.		Name (last name first) LaQuita Chmielowski, DOWL	
Mailing Address PO Box 8050		Mailing Address 4041 B St. Anchorage, AK 99503	
Bentonville, AR			
Contact Phone – Day	Evening	Contact Phone – Day	Evening
		907-562-2000	
Fax		Fax	
E-mail		E-mail lchmielowski@dowl.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): 006-411-20-00			
Site Street Address: 7405 Debarr Road			
Current legal description: (use additional sheet if necessary) Tract B, Creekside Subdivision			
Zoning: I-1	Acreage: 16.44	Grid #: SW1340	Underlying plat #: 12-65

SITE PLAN APPROVAL REQUESTED	
Use:	
<input type="checkbox"/> New SPR	<input checked="" type="checkbox"/> Amendment to approved site plan Original Case #: 2008-096

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative 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.



 Signature Owner Representative Date 3.17.20
 (Representatives must provide written proof of authorization)

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2020-0068
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COMPREHENSIVE PLAN INFORMATION		
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural		
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="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

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 type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)													
1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> 8 ½" by 11" copy of site plan/building plans submittal												
26 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <input type="radio"/> the project <input type="radio"/> planning objectives <input type="radio"/> addressing the site plan review criteria on page 3 of this application <input type="checkbox"/> Site plan to scale depicting, with dimensions: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="radio"/> building footprints</td> <td style="width: 33%;"><input type="radio"/> parking areas</td> <td style="width: 33%;"><input type="radio"/> vehicle circulation and driveways</td> </tr> <tr> <td><input type="radio"/> pedestrian facilities</td> <td><input type="radio"/> lighting</td> <td><input type="radio"/> grading</td> </tr> <tr> <td><input type="radio"/> landscaping</td> <td><input type="radio"/> loading facilities</td> <td><input type="radio"/> freestanding sign location(s)</td> </tr> <tr> <td><input type="radio"/> required open space</td> <td><input type="radio"/> drainage</td> <td><input type="radio"/> snow storage area or alternative</td> </tr> </table> strategy <ul style="list-style-type: none"> <input type="radio"/> trash receptacle location and screening detail <input type="radio"/> fences <input type="radio"/> significant natural features <input type="radio"/> easements <input type="radio"/> project location <input type="checkbox"/> Building plans to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building elevations <input type="radio"/> floor plans <input type="radio"/> exterior colors and textures <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable	<input type="radio"/> building footprints	<input type="radio"/> parking areas	<input type="radio"/> vehicle circulation and driveways	<input type="radio"/> pedestrian facilities	<input type="radio"/> lighting	<input type="radio"/> grading	<input type="radio"/> landscaping	<input type="radio"/> loading facilities	<input type="radio"/> freestanding sign location(s)	<input type="radio"/> required open space	<input type="radio"/> drainage	<input type="radio"/> snow storage area or alternative
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<small>(Additional information may be required.)</small>													

SITE PLAN REVIEW STANDARDS (21.03.180)
<p>The Planning Director may only approve a site plan if the director finds that all of the following standards are satisfied. 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.</p> <ol style="list-style-type: none"> 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, <i>Zoning Districts</i>, chapter 21.05, <i>Use Regulations</i>, chapter 21.06, <i>Dimensional Standards and Measurements</i>, and chapter 21.07, <i>Development and Design Standards</i>; 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.

January 22, 2020

Mr. Dave Whitfield
Planning Manager
Community & Economic Development Department – Planning Division
Municipality of Anchorage
PO Box 196650
Anchorage, Alaska 99519-6650

Subject : Letter of Authorization
Wal-Mart #4359 (Debarr) - Grocery Pick-Up

Dear Mr. Whitfield:

Wal-Mart Stores, Inc. owns the lot that is currently the location of the Walmart Store #4359 (Debarr) located at 7405 Debarr Road (Tract B, Creekside Subdivision). The site is located on the north side of Debarr and just to the west of the Muldoon Road and Debarr Road intersection.

We authorize DOWL to act on our behalf as petitioner submitting land use and planning actions for the above referenced property. If you have any questions, please contact me at (479) 426-5613 or Eric.Bird@Walmart.com at your convenience.

Sincerely,
Wal-Mart Stores, Inc.

A handwritten signature in black ink, appearing to read 'Eric Bird', written in a cursive style.

Eric Bird
Sr. Project Manager



March 17, 2020

Mr. Dave Whitfield, Planning Manager
Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99507

Subject: Debarr Walmart Supercenter – Minor Modification to Approved Large Retail Establishment Review
1132.63143.01

Dear Mr. Whitfield:

On behalf of Walmart Stores, Inc., DOWL is submitting a minor amendment to the approved Large Retail Establishment Review for the Walmart Store #4359 (Debarr). This Supercenter includes retail services including general merchandise, grocery, liquor sales and a seasonal garden center. Walmart Stores, Inc. is making minor alterations to their existing site plan, a 16.44-acre project site, to make minor upgrades to the east side of the building and a very small portion of the parking area to allow for on-line ordering pick-up. These proposed changes will include a striped crosswalk, new door, restriping of approximately 17 existing parking stalls, canopy that extends over the parking, and signage.

The site is located at 7405 Debarr Road (Tract B, Creekside Subdivision) and is at the southwest corner of the intersection of East 10th Avenue and Creekside Center Drive. The property is zoned I-1, a light industrial district.

Based on the MOA property card, the existing Walmart Store was constructed in January of 2012. The Walmart Store obtained a Large Retail Establishment Site plan approval from the Planning and Zoning Commission (PZC) (Case Number 2008-096-2, Resolution Number 2009-020) for the existing store.

Surrounding Area

The existing Walmart store is surrounded by a variety of zoned areas. North of the site is East 10th Avenue, and across the right of way (ROW) of 10th Avenue is an undeveloped lot which is zoned as R-2M, mixed residential district. Adjacent to the northwest corner of the site, is zoned as R-3, mixed-residential district. East of the site is Creekside Center Drive and across the ROW is zoned B-3 SL, general business district with special limitations. South of the site is Debarr Road and across the ROW is Begich Middle School, which is zoned as PLI, Public Lands & Institutions. West of the site is an undeveloped lot zoned as I-1, light industrial district.

Planning Objective

The purpose of this project is to amend the existing site plan to accommodate new online order pick-up services. It will involve upgrades located at the east side of the building that will include

a new door, a newly striped pedestrian crossing, and restriping of approximately 17 existing parking area to designated parking to facilitate online grocery pickup. A canopy is planned to extend over a portion of the designated grocery pick-up parking. Wayfinding signage and signage at the grocery pick-up parking will be installed on-site.

AMC 21.03.180.H.2.b.iii states that amendments can be defined as "minor" if the changes are 10 percent or less in the building envelope, setback or similar provision. In this case, no changes are being made the building envelope and the striping that will occur in in the existing parking area. So, there will be no increase in building envelope, setback or similar provisions.

General Site Plan Review Standards

The Planning and Zoning Commission approved the original large retail site plan for the Walmart and Sam's Club stores on July 7, 2008 (Case Number 2008-096, Resolution 2009-020). The following outlines any changes that will be part of this minor modification.

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;

The proposed site is zoned I-1, Light Industrial and retail is a permitted use in this zoning district. However, it is important to note that the original approval was under "old" Title (expired January 1, 2015). In "new" Title 21, retail establishments cannot exceed 20,000 square feet in the I-1 zoning district. Since the site was constructed prior to new code, it has non-conforming rights for exceeding the new code maximum. The proposed changes will not expand the existing square footage of the Walmart store.

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;

21.04 Zoning Districts

The proposed site is zoned I-1, Light Industrial, where up to 20,000 square feet general retail is a permitted use under "new" Title 21 (effective January 1, 2014). However, it is important to note Walmart was completed under "old" Title 21, which did not limit the size of retail in the I-1 zoning district. This project will not increase the square footage of the existing building, therefore the standard is met.

21.05 Use Regulations

Walmart is general retail. AMC 21 21.05.050.H.7.b.ii indicates that general retail establishments in the I-1 district shall have a maximum gross floor area of 20,000 square feet. However, Walmart was constructed prior to the adoption of "new" Title 21, which did not have a square footage limit for retail in the I-1 zoning district.

The proposed project will not increase the square footage of the existing store, therefore the use regulation is met.

21.06 Dimensional Standards and Measurements:

All dimensional standards were met as part of the original approval of the Large Retail Review that was done as part of the original construction of Walmart. The proposed project will not increase the building footprint and will not change the current lot configuration. This criteria is met.

21.07 Development Design Standards

The project has an approved Large Retail Site Plan Review from 2009 (Case Number 2008-096, Resolution Number 2009-020). The changes to the site are adding a striped cross-walk, restriping of existing parking, and the addition of signage. A canopy is proposed over a portion of the on-line grocery pick-up parking. The restriping of the existing parking spaces will change the total number of on-site parking, see parking changes outlined below:

Table 1: Existing Parking

Use	Required Parking	Building Square Footage	Total Required Parking	Total Provided Parking
Retail	1 space per 350 square feet	176,331	503	695*

*the maximum parking that is currently allowed by code is 705 parking spaces based on 1 space per 250 gross square feet.

The proposed project will reduce the parking by approximately 5 parking spaces for a total of 690 parking spaces. The parking requirements are still met.

3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use by mitigating or offsetting impacts to the maximum extent feasible.

A new doorway is proposed on the eastern wall of Walmart to allow access to the new on-line grocery pick-up parking spaces. A striped pedestrian walkway will be provided across the on-site parking area drive aisle from the sidewalk that will lead from the new door to on-line grocery pick-up parking area. No offsite impacts are anticipated as part of this project.

4. The proposed development proposed in the site plan in consistent with the goals, objectives, and policies of the comprehensive plans.

The Anchorage 2040 Land Use Plan designates this area as a Town Center. Town Centers are designated to provide a focal point of activities for a group of neighborhoods and will serve as destinations for shopping entertainment, and services in cohesive pedestrian friendly urban settings. Based on this, Walmart is an appropriate use in a town center, by

Mr. Dave Whitfield
Municipality of Anchorage
March 17, 2020
Page 4 of 4

providing retail services to the nearby neighborhoods. The proposed project furthers the retail use of Walmart and is consistent with the Town Center designation.

We appreciate your consideration of our application. Please contact me at Ichmielowski@dowl.com or 907-562-2000 if you have any questions or concerns.

Sincerely,
DOWL

A handwritten signature in black ink, appearing to read "LaQuita Chmielowski". The signature is fluid and cursive, with the first name being more prominent.

LaQuita Chmielowski, P.E., LEED AP
Land Use Planning Manager

Attachment(s): As stated

c:

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: 2008-096-2, Creekside Subdivision Tract B

• Project Location, Tax ID, or Legal Description: ~~0089133~~ 00641120

• Project Area (if different from the entire parcel or subdivision): Online order pick-up parking area + signage (see attached figures).

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.*

X KBC 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.* Project proposes no drainage changes to property. -KBC

_____ 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:

- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

[Handwritten Signature]

2/11/20

BUILDING OTHER FEATURES-ATTACHED IMPROVEMENTS

Qty:	Structure Code:	Size1:	Size2:	Qty:	Structure Code:	Size1:	Size2:
3	Ov'hd Dr Mtr Cp	5	8	6	Ov'hd Dr Mtr Cp	8	24
1	Ov'hd Dr Mtr Cp	4	18	1	Porch Covered	10	1
1	Sprinkler Dry	1	1,230	1	Sprinkler Wet	190,766	1
1	Canopy Only	1	288				

Feedback E-mail: wwfipa@muni.org

