

# Application for Minor Modification

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

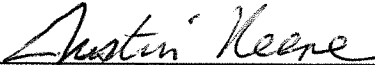


PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): O'Rourke Travis		Name (last name first): Keene Justin	
Mailing Address: 3640 E. Tudor Road		Mailing Address: 3940 Arctic Boulevard Suite 300	
Anchorage, AK 99507		Anchorage, AK 99503	
Contact Phone – Day: 907-343-8256	Evening: 907-350-2784	Contact Phone – Day: 907-646-5632	Evening: 907-317-9923
E-mail: travis.o'rourke@anchorageak.gov		E-mail: jkeene@crweng.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): 008-052-14-000
Site Street Address: 3555 Dr Martin Luther King Jr Ave
Current legal description: (use additional sheet if necessary) Tudor Road Development Tract 1-A

I hereby certify that (I am) (I have been authorized to act for) the owner of the property described above and that I am petitioning for a minor modification in conformance with Title 21 of the Anchorage Municipal Code of Ordinances.


9/29/2021  
 Signature  Owner  Representative Date  
 (Representatives must provide written proof of authorization)

Justin Keene  
 Print Name

SUBMITTAL REQUIREMENTS	
(One copy of applicable items is required for initial submittal; additional copies are required after initial submittal)	
Required:	<input checked="" type="checkbox"/> Signed application <input type="checkbox"/> As-built survey or Plot Plan, to scale (no more than 2 years old) <input checked="" type="checkbox"/> Building plans and elevation drawings to scale <input checked="" type="checkbox"/> Written narrative addressing: <ul style="list-style-type: none"> <li><input type="radio"/> The need for the minor modification</li> <li><input type="radio"/> The effect of approving the minor modification</li> <li><input type="radio"/> An analysis of how the proposal meets the required standards of approval.</li> </ul>
Optional:	<input type="checkbox"/> Photographs

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Decision Date:
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**TYPE OF MINOR MODIFICATION REQUESTED**

Setback

Lot Coverage

Development or Design standard:

Provide code citation: AMC 21.03.080E.2.b.iii

Describe Modification Requested:

Request approval of a minor site plan amendment to a defacto conditional use for a governmental services use within the PLI district. Please see submitted memorandum for additional information.

**STANDARDS OF APPROVAL FOR MINOR MODIFICATION (AMC 21.03.120D)**

Provide written comments addressing the following standards. The department shall review the application and written comments addressing factors relevant to the request for minor modification, including but not limited to, the extent to which the application demonstrates the following, as related to the particular request of the applicant:

1. The requested modification is consistent with the comprehensive plan and the stated purpose of this title;
2. The requested modification meets all other applicable building and safety codes;
3. The requested modification does not encroach into a recorded easement,;
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated; and
5. The requested modification is necessary to either: (a) compensate for some practical difficulty or some unusual aspect of the site of the proposed development not shared by landowners in general; or (b) accommodate an alternative or innovative design practice that achieves to the same or better degree the objective of the existing design standard to be modified. IN determining if "practical difficulty" exists, the factors set for the in section 21.03.240G., *Approval Criteria (for Variances)* shall be considered.
6. Administrative and economic burden on the municipality, in either approval or denial of the variance.
7. Other factors deemed relevant to the applicant or the department in review of the application.

**DIRECTOR'S DECISION**

The Director finds this request, with attached supporting materials, to meet the criteria for a minor modification and approves this application, in accordance with AMC 21.03.120., *Minor Modifications*.

\_\_\_\_\_  
Michelle J. McNulty, AICP  
Director, Planning Department

\_\_\_\_\_  
Date



# Memorandum

**Date:** September 23, 2021  
**To:** Michelle McNulty – MOA Planning Director  
**Thru:** Travis O’Rourke – MOA Maintenance & Operations Project Manager  
**From:** Justin Keene, PE – CRW Engineering Group, LLC  
**Project:** UST Replacement & Dispenser Addition  
**Project No:** CRW#10140.05  
**Subject:** Request Approval of Minor Site Plan Amendment

The purpose of this memorandum is to request approval of a minor site plan amendment to a defacto conditional use for a governmental services use within the PLI district for the following parcel: Tudor Elmore Development Tract 1-A. The parcel is located within the Municipality of Anchorage (MOA) grid SW1835 and is zoned PLI. The MOA owns the property.

## **Project Location & Scope**

The project location is east of the MOA Transit Building and south of the MOA Transit Maintenance Building. Attached is a site plan showing the project location map and proposed improvements on the site.

The scope of work for this project includes removal and replacement of an existing underground fuel storage tank that serves the MOA Transit Department. The project also includes an additive alternate to remove and replace the other adjacent existing underground fuel storage tank that also serves the MOA Transit Department. Work includes removal of an existing above ground temporary fuel tank and fuel dispenser and replacement with a new canopy, fuel dispenser and reinforced concrete fueling slab. The canopy will be lighted and includes a roof drain with heat trace that will be connected to the existing on-site storm drain system. A reinforced concrete slab will be installed over the new underground fuel storage tanks. Mechanical and electrical appurtenances and lines will be removed and replaced as part of the project.

## **Existing Site & Uses**

The existing site includes MOA governmental services including the MOA Transit Maintenance building, MOA Vehicle Maintenance Building, MOA Transit Department Building and MOA Public Works Buildings. The underground fuel storage tanks, the MOA Transit Maintenance Building and MOA Vehicle Maintenance Buildings were constructed in 1986. One of the underground fuel storage tanks was removed and another replaced in 2000.

MOA Transit vehicles currently fuel their vehicles by using the above ground temporary fuel tank and fuel dispenser or by fueling offsite.

## **Proposed Site Uses after Project is Completed & Building Envelope Change**

Upon completion of the project, the site will be used in the same manner as it currently does with no substantial changes of use. The new permanent canopy and fueling dispenser will be used by the MOA Transit Department to fuel their vehicles.

Per AMC 21.03.080E.2.b.iii this project meets the eligibility criteria for a minor amendment because this proposed project results in a change of less than 10% to the building envelope as calculated below:

- Existing MOA Transit Maintenance and Vehicle Maintenance Building area = 124,000 square feet

September 23, 2021  
UST Replacement & Dispenser Addition  
Request Approval of Minor Site Plan Amendment

- Proposed canopy area = 1,288 square feet
- % Increase =  $100 * (125,288 - 124,000) / 124,000 = 1.0\%$  increase

# MUNICIPALITY OF ANCHORAGE



Maintenance and Operations Department  
3640 East Tudor Road

Phone: 907-343-8340  
Fax: 907-343-8267

*Mayor Dave Bronson*

**DATE:** September 27, 2021  
**TO:** Shawn Odell, Senior Planner, Planning Department  
**THRU:** Saxton Shearer, Director of Maintenance and Operations *SOS*  
**FROM:** Shay Throop, Manager of Capital Projects *SET*  
**SUBJECT:** CASE 2021-0130 MOA TRANSIT MINOR SITE PLAN AMENDMENT,  
LETTER OF AUTHORIZATION

Letter of Authorization

RE: Minor site plan amendment to a defacto conditional use for a governmental services use within the PLI district.

I hereby authorize CRW Engineering Group, LLC to represent me in the request for approval of minor site plan amendment to a defacto conditional use for a governmental services use within the PLI district for the MOA property located at 3555 Dr Martin Luther King Jr Avenue (Tudor Road Development Tract 1-A – Property Tax # 008-052-14-000) in accordance with the Municipality of Anchorage AMC 21.03.080E.2.b.iii.

Please contact Justin Keene, CRW Engineering Group at 562-3252 or [jkeene@crweng.com](mailto:jkeene@crweng.com) with any questions.

Sincerely,

*Travis O'Rourke*

Travis O'Rourke  
MOA Maintenance & Operation Project Manager  
3640 E. Tudor Road  
Anchorage, AK 99507



**CRW**  
ENGINEERING GROUP, LLC  
3940 ARCTIC BLVD.  
SUITE 300  
ANCHORAGE, ALASKA 99503  
PHONE (907) 562-3252  
FAC (907) 562-3252  
A/E/C 882-AK



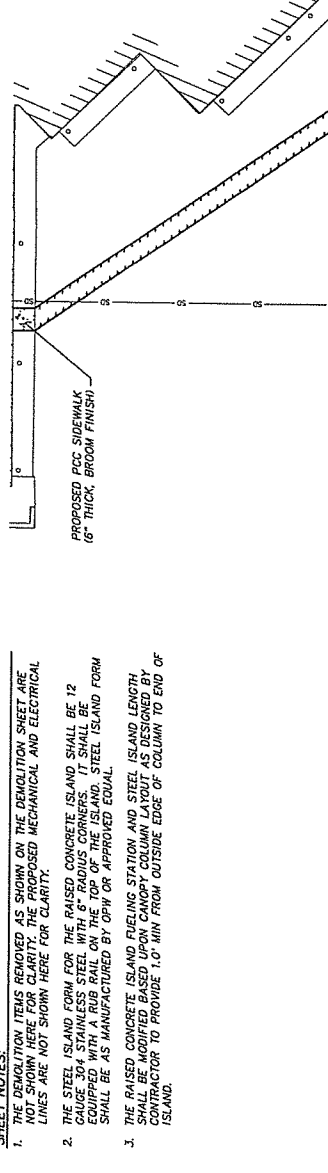
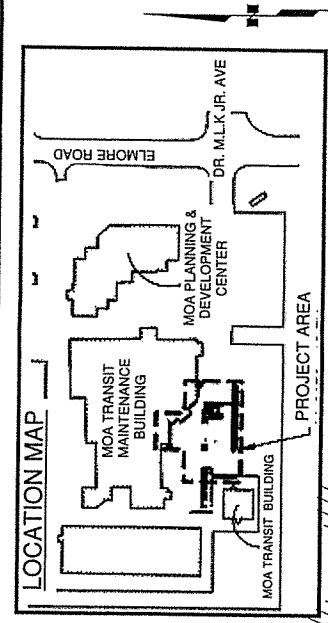
**MUNICIPALITY OF ANCHORAGE**  
JUST REPLACEMENT & DISPENSER  
3701 DR. MARTIN LUTHER KING JR. AVE.  
ANCHORAGE, AK 99508

REVISIONS

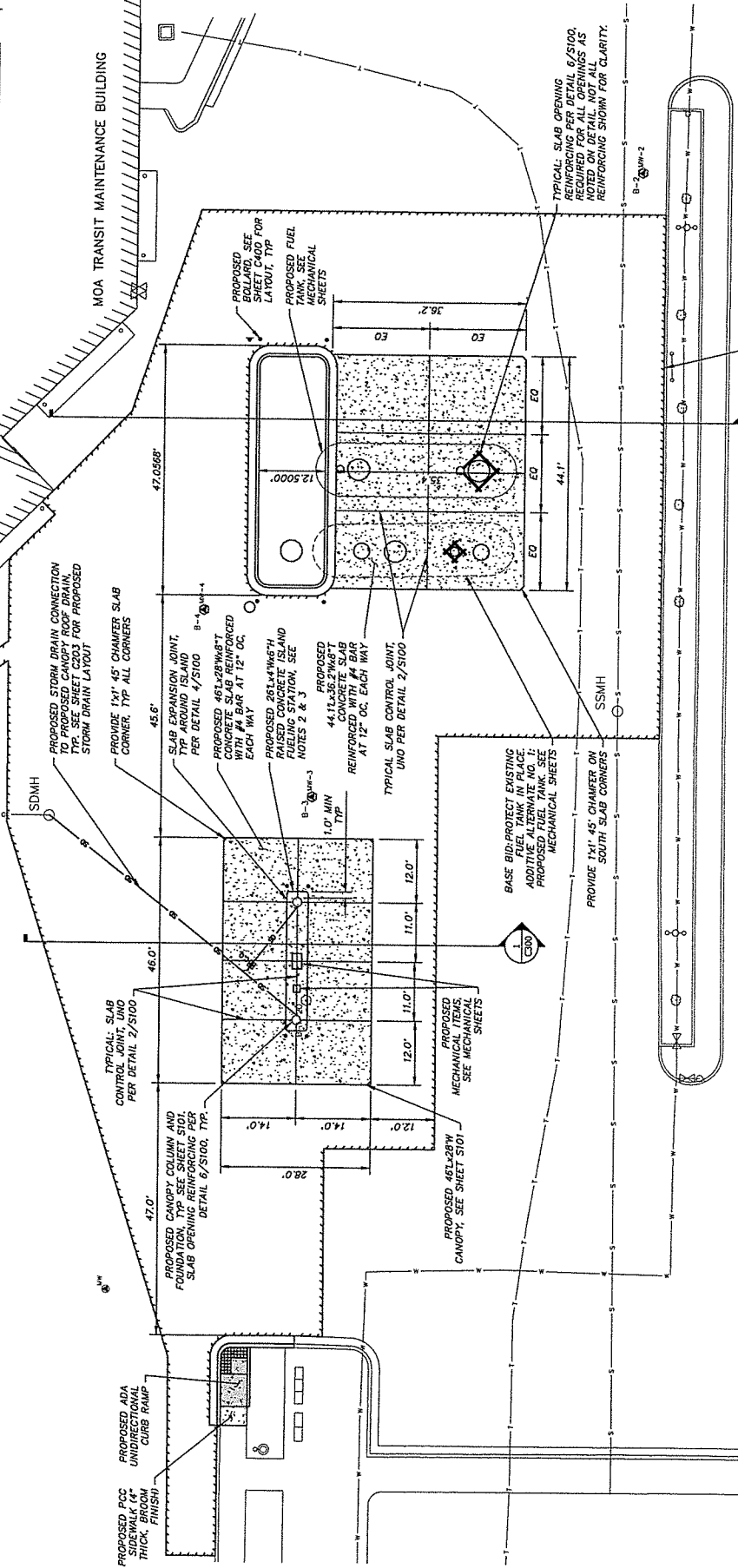
DRAWN BY: RWS  
CHECKED BY: JTK  
DATE: FEB 2021  
JOB NUMBER: 190401  
DWG FILE: 190401-01

DRAWING TITLE  
SITE PLAN

SHEET:  
**C200**



- SHEET NOTES:**
1. THE DEMOLITION ITEMS SHOWN AS SHOWN ON THE DEMOLITION SHEET ARE NOT SHOWN HERE FOR CLARITY. THE PROPOSED MECHANICAL AND ELECTRICAL LINES ARE NOT SHOWN HERE FOR CLARITY.
  2. THE STEEL ISLAND FORM FOR THE RAISED CONCRETE ISLAND SHALL BE 12 GAUGE 304 STAINLESS STEEL WITH 6" RADIUS CORNERS. IT SHALL BE EQUIPPED WITH A RUB RAIL ON THE TOP OF THE ISLAND. STEEL ISLAND FORM SHALL BE AS MANUFACTURED BY DPH OR APPROVED EQUAL.
  3. THE RAISED CONCRETE ISLAND FUELING STATION AND STEEL ISLAND LENGTH SHALL BE MODIFIED BASED UPON CANOPY COLUMN LAYOUT AS DESIGNED BY CONTRACTOR TO PROVIDE 1.0' MIN FROM OUTSIDE EDGE OF COLUMN TO END OF ISLAND.



REMOVE & REPLACE WOOD LANDSCAPING PLANTER AS REQUIRED TO INSTALL PROPOSED VENT PIPING



FINAL DESIGN



3940 ARCTIC BLVD.  
ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252  
FAC: (907) 562-3252  
ENGINEERING GROUP, INC.  
CRW



MUNICIPALITY OF ANCHORAGE  
ADDITION  
UST REPLACEMENT & DISPENSER  
3701 DR. MARTIN LUTHER KING JR. AVE.  
ANCHORAGE, AK 99508

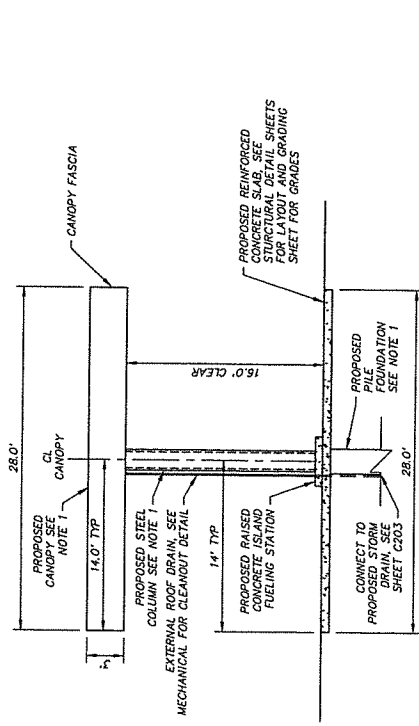
REVISIONS

DRAWN BY: RIB  
CHECKED BY: INC  
DATE: FEB 2021  
JOB NUMBER: 19402  
DWG FILE: 19402.dwg

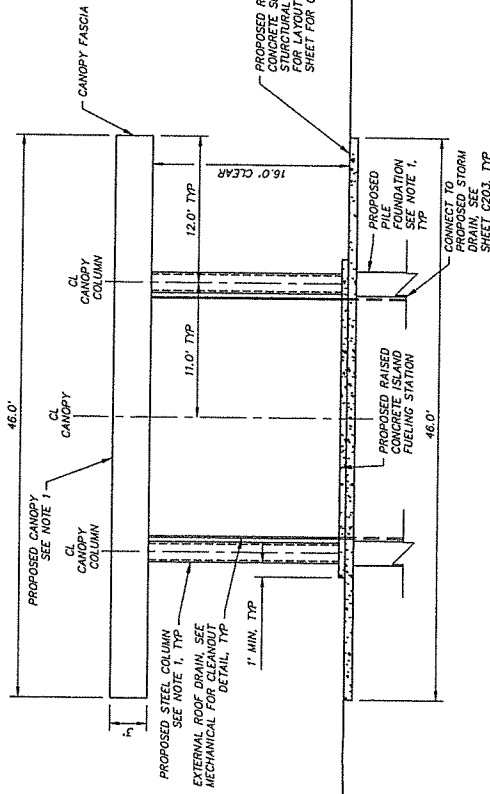
DRAWING TITLE  
CANOPY DETAILS

SHEET  
S101

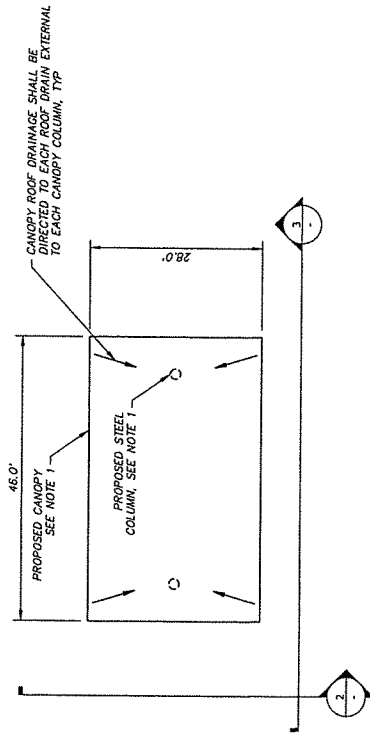
FINAL DESIGN



2 CANOPY ELEVATION - VIEWING EAST/WEST  
SCALE: NTS



3 CANOPY ELEVATION - VIEWING NORTH/SOUTH  
SCALE: NTS



1 CANOPY PLAN  
SCALE: NTS

SHEET NOTES:

- 1) CANOPY STRUCTURAL DESIGN, INCLUDING PILE FOUNDATION DESIGN, SHALL BE PROVIDED BY CONTRACTOR. SEE SPECIFICATIONS FOR MORE INFORMATION.
- 2) DESIGN CRITERIA FOR CANOPY SHALL BE AS FOLLOWS:
  - A. BUILDING CODE 2018 IBC
  - B. RISK CATEGORY II
  - C. CANOPY DEAD LOAD 10 PSF MIN
  - D. ROOF LIVE LOAD 20 PSF
  - E. SNOW LOAD 50 PSF  
THERMAL FACTOR 1.2  
MIN FLAT ROOF SNOW LOAD 40 PSF
  - F. WIND LOADS WIND SPEED 155 MPH  
EXPOSURE B
  - G. SEISMIC LOADS  
SITE CLASS D  
S<sub>1</sub> 0.5  
S<sub>2</sub> 0.55  
SEISMIC DESIGN CATEGORY D