

Submitted by:

Chairman of the Assembly

Prepared by:

at the request of the Mayor

For reading

Planning Department

June 25, 2002

CLERK'S OFFICE

APPROVED

Date: 7-16-02

Anchorage, Alaska

AR 2002-203

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN
2 AMENDED SITE PLAN FOR LOWE'S HOME IMPROVEMENT WAREHOUSE.
3 GENERALLY LOCATED AT THE NORTHWEST CORNER OF TUDOR ROAD AND
4 DENALI STREET, TRACT B, HARDWARE SUBDIVISION.

5
6 (Lowe's Hardware) (Case 2002-026)

8 WHEREAS, Anchorage Ordinance 91-179 requires a site plan to be submitted to the
9 Anchorage Municipal Assembly as a special limitation of the rezone establishing design
10 standards for the property, and

11
12 WHEREAS, an amended site plan was submitted to the Planning and Zoning
13 Commission and are being forwarded on to the Municipal Assembly as required in AO 91-
14 179.

15
16 **NOW, THEREFORE**, the Anchorage Assembly resolves:

17
18 Section 1. The site plan submitted is generally consistent with AO 91-179.

19
20 Section 2. The Amended Site Plan approval for Lowe's Home Improvement Warehouse,
21 Tract B, Hardware Subdivision is approved subject to the following conditions:

22
23 1 All construction and improvements related to this approval shall be substantially in
24 compliance with the review questionnaire, narrative, and with the following plans on
25 file with the Planning Department, except as modified by conditions of this approval:

26
27 Tract B Hardware Subdivision; prepared by Lounsbury & Associates, Inc.;
28 Site Plan - sheet 1 of 1, dated January 25, 2002; Proposed Landscape Plan
29 dated February 5, 2002; sheets A-1 and A-5, prepared by SSOE, Inc. and
30 Lounsbury & Associates, Inc.; not dated

31
32 2. All outdoor display areas shall be clearly marked on the ground and maintain a six-
33 foot wide clear aisle width for pedestrian movement. Outdoor display areas shall be
34 substantially in conformance with the site plan noted in condition no. 1.

35
36 3. The parking lot adjacent to the south edge of the building shall have continuous wheel
37 stops to prevent a public hazard adjacent to the outdoor display areas.

38
39 4. The two small outdoor display areas located at the corners of the store exit allow less
40 than 6 feet of pedestrian aisle width. These shall be removed to allow safe and
41 convenient access.

42
43 5. Resolve enclosure of proposed western storage addition with the Fire Marshall.

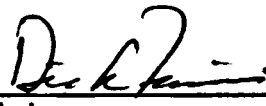
6. The garden center chainlink fence shall have a black vinyl coating.
7. The petitioner shall submit a landscape plan in accordance with 21.55.130 for review and approval by the Planning Department.
8. The landscape area on the south side of the new parking lot entrance on Denali Street shall be increased in size by one parking space.
9. The 5% Cost of Compliance shall be generally allocated to an upgraded landscape installation and enhanced building facade for building alterations.
10. Petitioner shall verify with Planning Department staff that sufficient native vegetation exists on the north property line to meet AMC 21.45.125 and AMC 21.45.200.
11. The area between the building entry and exit shall be permanently defined as an extension of the sidewalk. Striping does not comply with the intent of this ordinance.

Section 3. Failure to comply with the conditions of this amended site plan shall constitute grounds for its modification or revocation.

Section 4. This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 16th day of July 2002.

ATTEST:


Chair


Municipal Clerk

(2002-026)
(009-132-11)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 559-2002

Meeting Date June 25, 2002

From: Mayor

Subject: Amended Site Plan Review for Lowe's Home Improvement Warehouse Expansion

1 Lowe's Home Improvement Warehouse (HIW) seeks approval of an amendment to an existing
2 large retail establishment site plan. Lowe's has an enforcement action against it for truck, trailer,
3 and merchandize storage in required parking areas. The enforcement investigation was initiated
4 due to several complaints received from residents through the Spenard Community Council and
5 Assembly members.

6
7 Assembly ordinance no. 91-179 required final site plan approval by the Assembly after a public
8 hearing (refer to attachment).

9
10 Under AMC 21.55.130, Lowe's HIW is a Large Retail Establishment that has an approved site
11 plan as it existed before May 8, 2001. Thus, this development is an expansion of an approved
12 site plan. However, the expansion to the building must be processed under the requirements of
13 AMC.21.50.320 for Large Retail Establishments and those standards shall apply. The cost of
14 compliance with those standards shall not exceed 10% of the cost of the expansion and
15 reconstruction.

16
17 The petitioner is expanding their garden center and a storage/staging area in response to an
18 enforcement action requiring Lowe's to remove all trailer and merchandize storage on required
19 parking spaces. A garden center expansion will occur on the east side of the building and the
20 storage/staging area on the west side. Lowe's is proposing to remove the eastern existing wall of
21 the courtyard (current fenced storage area) and expand the open air storage area into a larger
22 garden center. This expansion occurs on previous parking space. A 20-foot high fence is
23 proposed around the garden center. The fence is chain link with vinyl coated mesh.


24
25 Lowe's originally intended to erect a semi-enclosed space on the west side of the building. The
26 objective was to store outdoor products on rows of cantilevered shelves stocked by forklift. One
27 of two rows of the shelves would have been installed along the outer western margin and
28 accessed from both sides. It was Lowe's intention to stock the shelves from the fire lane;
29 however, the Anchorage Fire Department has required Lowe's to build a completely enclosed
30 addition to eliminate the possibility of loading/unloading activities occurring in the fire lane.

Approval of the final amended site plan for Lowe's Warehouse Expansion is recommended

Reviewed by:


Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:


Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted


George P. Wuerch
Mayor

Prepared by:


Susan R. Fison, Director
Planning Department

Attachments:

1. Planning and Zoning Commission Resolution No. 2001-096
2. Planning and Zoning Commission Minutes of February 11, 2002
3. Public and Agency Comments
4. Stipulated Order Resolving Complaint of Municipal Code Violation
5. AO No. 2001-80 Large Retail Establishment
6. CETS – Code Enforcement Tracking System Reports
7. AO No. 91-179

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2002-013

A RESOLUTION APPROVING A SITE PLAN AMENDMENT FOR LOWE'S HOME IMPROVEMENT WAREHOUSE EXPANSION, TRACT B HARDWARE SUBDIVISION, GENERALLY LOCATED AT THE NORTHWEST CORNER OF TUDOR ROAD AND DENALI STREET.

(Case 2002-026; Tax ID No. 009-132-11)

WHEREAS, a petition has been received from the petitioner Lowe's Home Improvement Warehouse, represented by Lounsbury & Associates, Inc. requesting an amendment to an exiting large retail establishment site plan for Lowe's Home Improvement Warehouse; and

WHEREAS, the Planning and Zoning Commission is empowered to review and approve site plans; and

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

- A. The Commission makes the following findings of fact:
1. Lowe's has an enforcement action against it for truck, trailer, and merchandize storage in required parking areas.
 2. The enforcement investigation was initiated due to several complaints received from residents through the Spenard Community Council and Assembly members.
 3. The expansion to the building must be processed under the requirements of AMC 21.50.320 for Large Retail Establishments and those standards shall apply, the cost of compliance with those standards shall not exceed 10% of the cost of the expansion and reconstruction.
 4. The petitioner is expanding their garden center and a storage/staging area in response to an enforcement action requiring Lowe's to remove all trailer and merchandize storage on required parking spaces.
 5. A garden center expansion will occur on the east side of the building and the storage/staging area on the west side. Lowe's is proposing to remove the eastern existing wall of the courtyard and expand the open-air storage area into a larger garden center. The expansion occurs on previous parking space.
 6. A 20-foot high vinyl coated mesh chain link fence is proposed around the garden center.

7. Lowe's proposes to erect a semi-enclosed space with two sides comprised of metal wall panels to match the existing wall color. A roof will span the space. This will be located on the west side of the building and used for the storage of outdoor products in response to the enforcement action.
- B. The Commission approves the amendment to a site plan, subject to the following conditions:
- 1 All construction and improvements related to this approval shall be substantially in compliance with the review questionnaire, narrative, and with the following plans on file with the Planning Department, except as modified by conditions of this approval:

Tract B Hardware Subdivision; prepared by Lounsbury & Associates, Inc.; Site Plan - sheet 1 of 1, dated January 25, 2002; Proposed Landscape Plan dated February 5, 2002; sheets A-1 and A-5, prepared by SSOE, Inc. and Lounsbury & Associates, Inc.; not dated.
 2. All outdoor display areas shall be clearly marked on the ground and maintain a six-foot wide clear aisle width for pedestrian movement. Outdoor display areas shall be substantially in conformance with the site plan noted in condition no. 1.
 - 3 The parking lot adjacent to the south edge of the building shall have continuous wheel stops to prevent a public hazard adjacent to the outdoor display areas.
 4. The two small outdoor display areas located at the corners of the store exit allow less than 6 feet of pedestrian aisle width. These shall be removed to allow safe and convenient access.
 - 5 Resolve enclosure of proposed western storage addition with the Fire Marshall.
 6. The garden center chainlink fence shall have a black vinyl coating.
 7. The petitioner shall submit a landscape plan in accordance with 21.55.130 for review and approval by the Planning Department.
 8. The landscape area on the south side of the new parking lot entrance on Denali Street shall be increased in size by one parking space.

9. The 5% Cost of Compliance shall be generally allocated to an upgraded landscape installation and enhanced building facade for building alterations.
10. Petitioner shall verify with Planning Department staff that sufficient native vegetation exists on the north property line to meet AMC 21.45.125 and AMC 21.45.200.
11. The area between the building entry and exit shall be permanently defined as an extension of the sidewalk. Striping does not comply with the intent of this ordinance.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 11th day of February 2002.



Susan R. Fison
Secretary



Daphne Brown
Chair

(Case 2002-026)
(Tax ID No. 009-132-11)

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