

CLERK'S OFFICE
APPROVED

Date: 4-22-03

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department

Prepared by:
For reading

April 22, 2003

Anchorage, Alaska
AR 2003-101

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGE DISPENSARY RESTAURANT CONDITIONAL USE IN THE I-1 (LIGHT INDUSTRIAL) DISTRICT FOR OUT IN THE BOONIES, INC. (DBA T.G.I. FRIDAYS), PER ANCHORAGE MUNICIPAL CODE SUBSECTION 21.40.200B.1.k., LOCATED ON LOT 2A, TUDOR BUSINESS PARK SUBDIVISION; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF TUDOR ROAD AND C STREET.

(T.G.I. Fridays) (Case 2003-054)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The Alcoholic Beverage Dispensary Restaurant Conditional Use permit in the I-1 (Light Industrial) District for Out In the Boonies Inc.(dba T.G.I. Fridays Restaurant), per AMC 21.40.200B.1.k., located on Lot 2A, Tudor Business Park Subdivision, meets the applicable standards of AMC 21.50.020 and AMC 21.50.160.

Section 2. The Conditional Use Permit for an Alcoholic Beverage Dispensary Restaurant Conditional Use for Out In the Boonies Inc.(dba T.G.I. Fridays Restaurant) is approved subject to the following conditions.

1. A Notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of the Assembly's approval of a final conditional use approval for a restaurant/eating place serving alcohol in the I-1 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application as follows:
 - a. T.G.I. Fridays Restaurant, P6K – Prototype Site for Anchorage, Alaska, Option "2B" Site Plans; Scale 1" = 60'; dated September 4, 2002.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the I-1 (Light Industrial) District for a Beverage Dispensary Use per AMC 21.40.200B.1(k) for a 6,961 square foot building for T.G.I. Fridays Restaurant located on Lot 2A, Tudor Business Park Subdivision. The restaurant and bar area has a combined fixed and non-fixed seating of 284: the bar shall have no

more than 29 seats. Liquor sales are estimated to be 35% of total gross receipts compared to 65% food sales. The restaurant may operate 365 days a year with hours of operation as permitted by law.

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 (T.A.M.).
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 Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

Section 3. Failure to comply with the conditions of this conditional use permit 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 22nd
day of April 2003.

ATTEST:

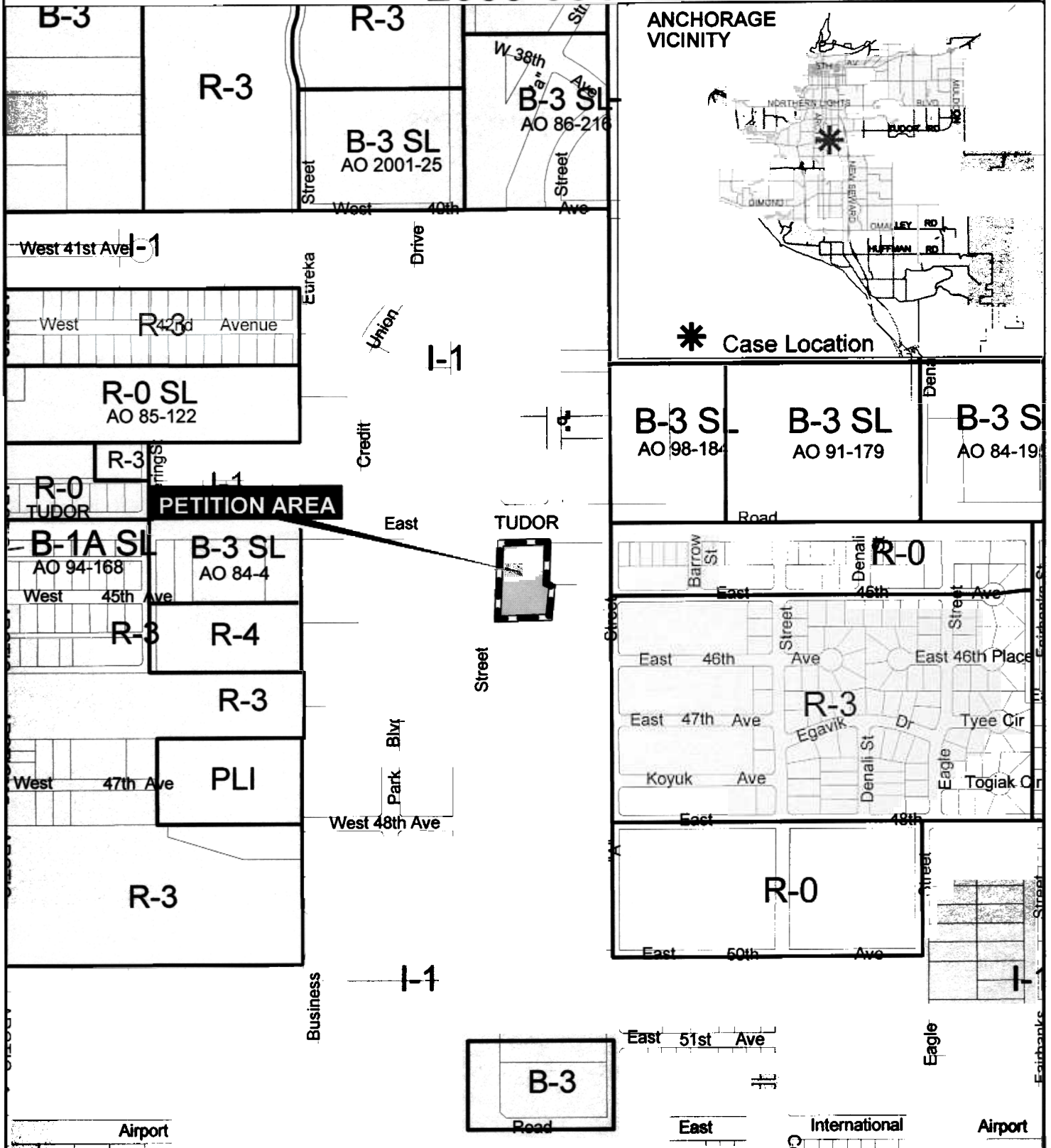

Chair


Municipal Clerk

(2003-054)
(009-151-26)

CONDITIONAL USE-LIQUOR

2003-054



Municipality of Anchorage
Planning Department



Date: FEBRUARY 14, 2003

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway





MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 341-2003

Meeting Date: April 22, 2003

From: Mayor

Subject: AR 2003-101

Alcoholic Beverage Dispensary/Restaurant
Conditional Use in the I-1 (Light Industrial District)
per AMC 21.40.200 B.1 (k) for Out In the Boonies,
Inc. (dba T.G.I. Fridays).

1 Out in the Boonies, Inc. has made application for a new conditional use permit for an
2 alcoholic beverage conditional use in the I-1 for a Beverage Dispensary/Restaurant use per
3 AMC 21.40.200 B.1 (k) for its new restaurant, T.G.I. Fridays, at 190 West Tudor Road.

4
5 The TGI Fridays Restaurant franchises have a prototypical site plan design, exterior
6 building design, materials, colors and floor plan. As proposed the project will have a
7 minimum site area of 1.54 acres, 149 parking spaces, and a 6,961 square foot building
8 containing a kitchen, 66 tables (247 seats), a bar (29 seats), vestibule (8 seats) for a total of
9 284 non-fixed seating. Access will be from Tudor Road to Union Square Drive, an
10 internal north-south private road serving the eleven acre subdivision.

11
12 Application is being made to the State of Alaska Alcoholic Beverage Control Board for the
13 transfer of license holder and relocation of the existing Klondike Kate's Bare Trap Saloon
14 beverage dispensary license.

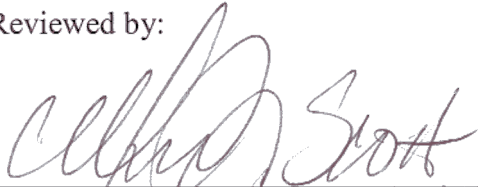
15
16 The ABC Board process is the reverse of the Municipality's process in that the advertising
17 and posting of the application are done by the applicant before the application is filed.
18 However, AMC 21.50.160.B does not require that an application for a conditional use be
19 accompanied by an application for the transfer of a liquor license. The Code does require
20 that a conditional use application be filed within 7-days of filing for the transfer of location
21 of a liquor license. Therefore, there is no code restriction to prevent consideration of the
22 conditional use by the Assembly prior to filing for the liquor license.

23
24 There are no delinquent Personal Property Taxes and or Real Property Taxes owing. No
25 comments were received from the Department of Health and Human Services at the time
26 the report was prepared. The Anchorage Police Department has no reported incidents
27 since the restaurant has not begun construction.

28
29 This conditional use for alcoholic beverages in the Transition District for the existing
30 Beverage Dispensary Tourism use generally meets the required standards of Title 21 and
31 Title 10.

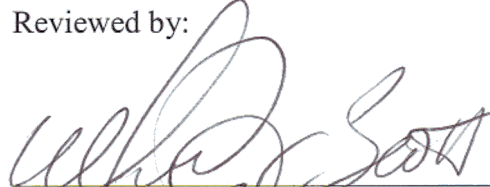
The Administration has no objection to the request.

Reviewed by:



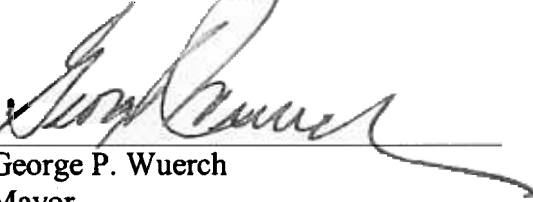
Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:



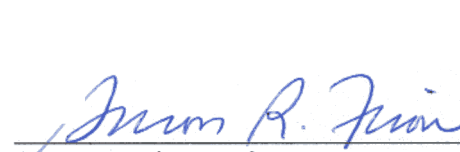
Michael J. Scott, Executive Director
Office of Planning, Development and
Public Works

Respectfully submitted,



George P. Wuerch
Mayor

Prepared by:



Susan R. Fison, Director
Planning Department

**PLANNING DEPARTMENT
STAFF ANALYSIS
CONDITIONAL USE - ALCOHOLIC BEVERAGE SALES**

DATE: April 22, 2003

CASE NO.: 2003-054

APPLICANT: Out In the Boonies, Inc. - T.G.I. Fridays Restaurant

REPRESENTATIVE: Dan K. Coffey Law Firm

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the I-1 District for a Restaurant Beverage Dispensary Use per AMC 21.40.200 B.1(k)

LOCATION: Lot 2A, Tudor Business Park; generally located at the southeast corner of "C" Street and Tudor Road.

STREET ADDRESS: 190 West Tudor Road

COMMUNITY COUNCIL: Spenard

TAX PARCEL: 009-151-26/ Grid 1830

ATTACHMENTS

1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY:

Approval with conditions of approval

SITE:

Acres: 67,216 SF

Vegetation: Commercial landscaping required

Zoning: I-1

Topography: Level

Existing Use: Vacant

Soils: Public Sewer & Water

Liquor Licenses Within the Spenard Community Council Area Case Number 2003-054



Municipality of Anchorage
Planning Department
March, 2003

Key to Features

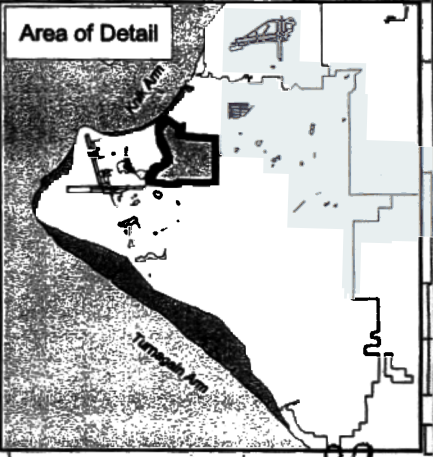
- | | |
|--------------------------------------|-------------------------|
| ▲ Club | ● Brewpub |
| ■ Package Store | + Brewery |
| ★ Beverage Dispensary | ⊠ Theater License (PAC) |
| ○ Restaurant/Eating Place | ⊙ Wholesale/General |
| * Recreation Site | □ Winery |
| ▭ Spenard Community Council Boundary | |

- 1- Alaska Distributors Co
- 2- American Legion Post #1
- 3- Panchito's Villa
- 4- Brown Jug/Spenard
- 5- Black Angus
- 6- In & Out Bush Liquor #1
- 7- Backamo Club
- 8- Buckaroo Club Liquor Store
- 9- Carousel Lounge
- 10- Cheechako Bar
- 11- Blues Central/Chef's Inn
- 12- Chilkoot Charlie's
- 13- China Garden
- 14- Brown Jug/Chilkoot's
- 15- Harry's Restaurant
- 16- Brown Jug/Fireweed
- 17- Flight Deck Bar/Arctic Inn
- 18- The Moment
- 19- Top of the Moment
- 20- Spare Room
- 21- Annarac's
- 22- Hong Kong Restaurant
- 23- LaMer
- 24- In & Out Bush Liquor #2
- 25- Loyal Order of Moose
- 26- Oaken Keg
- 27- Oaken Keg
- 28- Oaken Keg
- 29- Oaken Keg
- 30- Oaken Keg
- 31- Pizza Olympia
- 32- Romano's Trattoria
- 33- Sustina Food & Spirits
- 34- Alaska Marketplace #877
- 35- Yukon Spirits
- 36- Sorrento's Pizzeria
- 37- Brown Jug/Minnesota
- 38- Stuart Anderson's Cattle Company
- 39- Tempura Kitchen
- 40- Paradise Inn & Lounge
- 41- Time Out Lounge
- 42- Golden Phoenix Restaurant
- 43- Brown Jug Warehouse
- 44- Gwennie's Old Alaskan Restaurant
- 45- Steve's Sports Bar & Grill
- 46- 2 Go Mart #62
- 47- Skippers Seafood
- 48- Villa Nova Restaurant
- 49- Yamatoya Restaurant
- 50- Club Oasis
- 51- Oasis Liquors
- 52- Northern Lights Hotel
- 53- Sea Galley
- 54- Peking Palace
- 55- Chilkoot Charlie's
- 56- Chuck E. Cheese
- 57- Godfather's Pizza
- 58- Great Alaskan Bush Company
- 59- V.F.W. Post 1685
- 60- Korea House
- 61- Hong Kong Cafe & Trough
- 62- Fly By Night Club
- 63- Chilkoot Charlie's
- 64- Round Table Pizza
- 65- Millennium Hotel/Fancy Moose
- 66- Aladdin's
- 67- Today's Pizza
- 68- 2 Go Mart #09
- 69- Guido's Pizza
- 70- Arigato Japanese Restaurant
- 71- Sub Station Restaurant
- 72- Board Room
- 73- Elmer's Pancake/Steakhouse
- 74- Puebla
- 75- Anchorage Billiard Palace
- 76- New Cauldron #2
- 77- Jen's Restaurant
- 78- 2 Go Mart #02
- 79- Golden Pond Restaurant
- 80- Young Bin Restaurant
- 81- Alasta Deli
- 82- Yen Kong
- 83- Kobe Teppanyaki House
- 84- New Party Time Liquors
- 85- Chilkoot Charlie's
- 86- Casa Grande
- 87- Panda Restaurant
- 88- Thai Town Restaurant
- 89- Hot Rods
- 90- Mom & Pops Grocery & Liquor

- 91- Greek Corner
- 92- Daruma Restaurant
- 93- Tiffany's Cafe & Catering
- 94- Cusack's Restaurant & Brewpub
- 95- Lone Star Steakhouse & Saloon
- 96- Campobello
- 97- Alaska Bagel
- 98- Anna's Place
- 99- Petroleum Club
- 100- AmVets Post #49
- 101- Hooters Restaurant
- 102- Sea Galley/Peppermill
- 103- Wave
- 104- Golden China Restaurant
- 105- Glacier Grill & Pizza
- 106- Phillips International Inn
- 107- Red Robin Burger & Spirits
- 108- Courtyard by Marriott
- 109- Pizza Hut #2
- 110- Outback Restaurant
- 111- Cozy Corner Cafe
- 112- Roscoe's Skyline Restaurant

- 113- Chilkoot Charlie's
- 114- Shanghai Grand Chinese Restaurant
- 115- Las Margaritas
- 116- Steve's Sports Bar & Grill
- 117- Organic Oasis
- 118- Applebee's
- 119- Cafe Amsterdam
- 120- Swaddi Midtown
- 121- Moose's Tooth
- 122- Bear Tooth
- 123- Chilkoot Charlie's
- 124- Oriental Garden
- 125- Tokyo Garden
- 126- Bear Tooth
- 127- Sodality
- 128- China King Restaurant
- 129- Bear Tooth Grill
- 130- Home Town Restaurant
- 131- Bombay Deluxe Restaurant
- 132- Marah's
- 133- Wayne's Original Texas BBQ

TGI Friday's
Case 2003-054



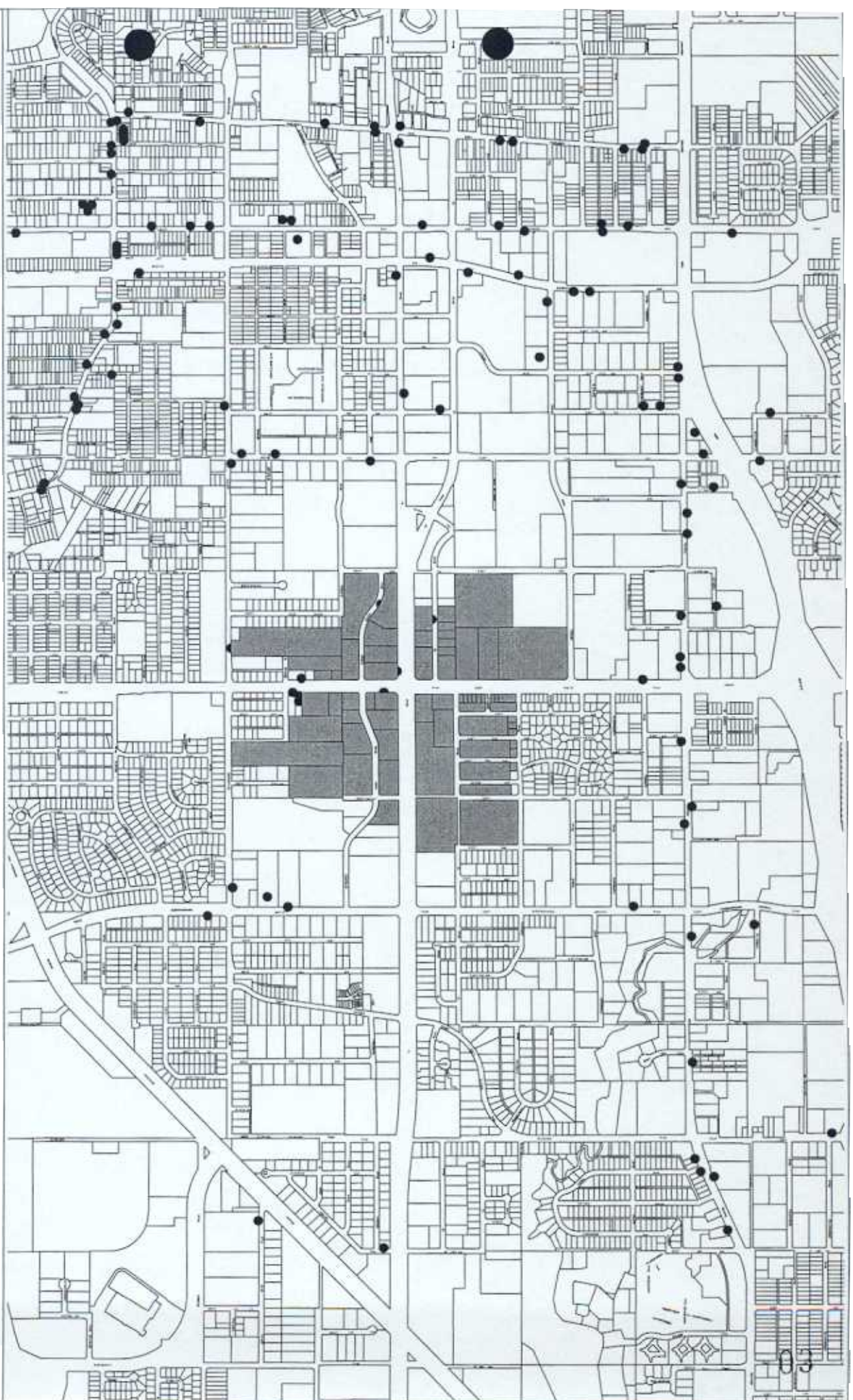
Map: Parcels



Scale 1:18000

Legend:

- active_Alcohol
- Txt streetsano: Text
- parcels



Alcohol Extract from List Report

Case Number: 2003-054

Description: 1000 ft liquor licenses

| <u>Parcel</u> <u>Business Name</u> | <u>Parcel Owner Name</u> Applicant Name | <u>Parcel Owner Address</u> Business Address | <u>City</u> <u>Lic. Number</u> | <u>State</u> Lic. Zone | <u>Zip</u> <u>Lic. Type</u> |
|----------------------------------------------|---------------------------------------------------------|--------------------------------------------------|--------------------------------|---------------------------|----------------------------------|
| 00914128000 Red Robin Burger & Spirits #3 | RESTAURANT PROPERTY CORP Restaurant Management, Inc. | 4450 CORDOVA STREET STE 200 4140 B St. | ANCHORAGE 3685 | AK I1 | 99503 Beverage Dispensary |
| 00914134000 Petroleum Club of Anchorage | GILLIGANS LLC Petroleum Club of Anch., Inc. | 4101 CREDIT UNION DRIVE 3301 C St., #120 | ANCHORAGE 3586 | AK I1 | 99503 Club |
| 00914140000 Applebee's Neighbor Grill | APPLE ALASKA, LLC Apple Alaska, LLC | 4331 CREDIT UNION DRIVE 4331 Credit Union Dr. | ANCHORAGE 3948 | AK I1 | 99503 Beverage Dispensary |
| 00914140000 Sea Galley | APPLE ALASKA, LLC Pepper Mill, LLC | 4331 CREDIT UNION DRIVE 4101 Credit Union Dr. | ANCHORAGE 1666 | AK I1 | 99503 Beverage Dispensary |
| 00914140000 Sea Galley/Peppermill | APPLE ALASKA, LLC Pepper Mill, LLC | 4331 CREDIT UNION DRIVE 4101 Credit Union Dr. | ANCHORAGE 3599 | AK I1 | 99503 Beverage Dispensary Dup |
| 00915116000 Stuart Anderson's Cattle Co. | EQUITABLE LIFE ASSURANCE SOC ARG Enterprises, Inc. | 3131 S VAUGHN WAY #521 300 Tudor Rd | AURORA 1090 | CO I1 | 80014 Beverage Dispensary |
| 00922118000 Lone Star Steakhouse & Saloon | LONE STAR STEAKHOUSE & Lone Star of Alaska, Inc. | PO BOX 22845 4801 C St. | OKLAHOMA CIT 3494 | OK I1 | 73126 Beverage Dispensary |

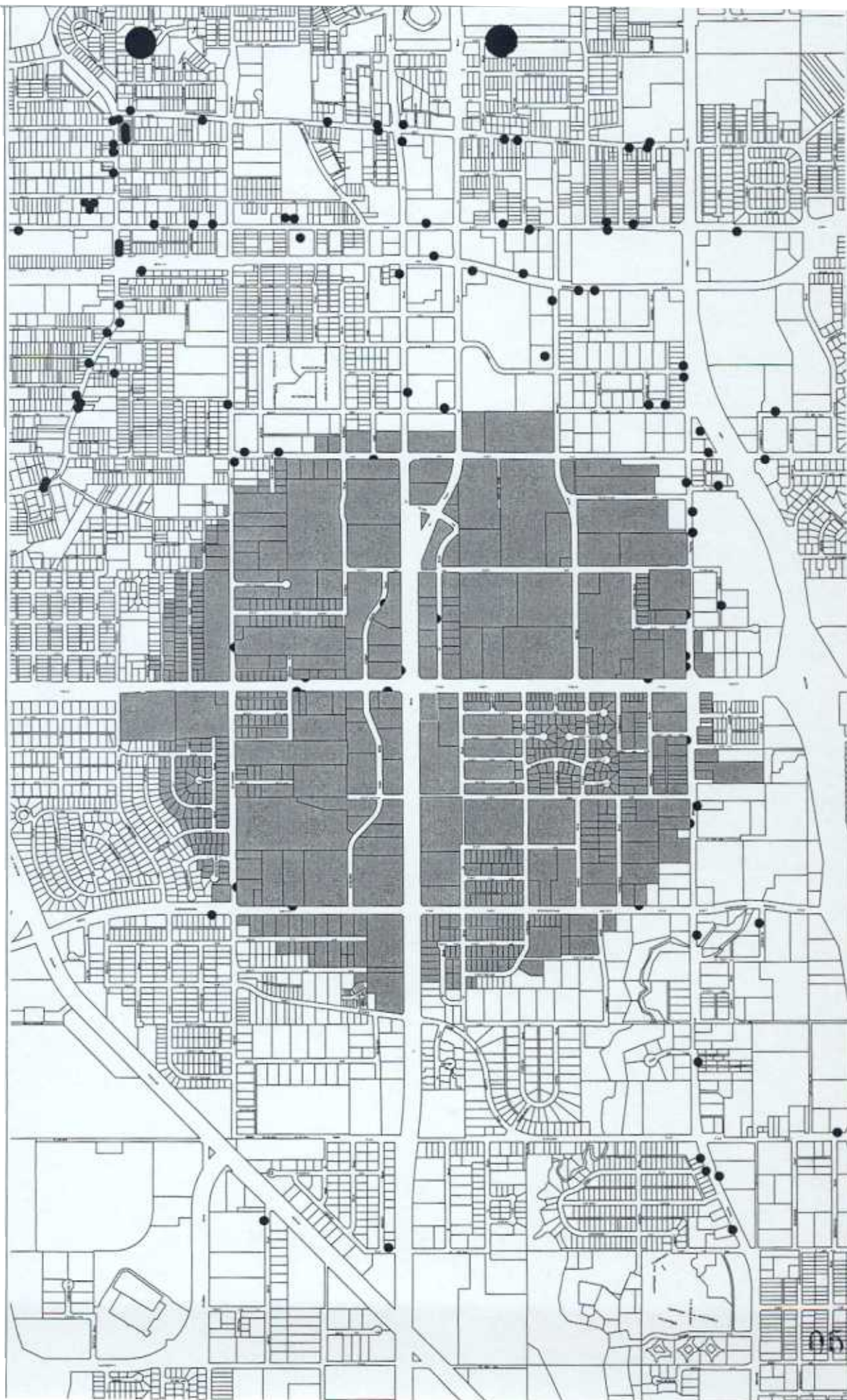
Map: Parcels



Scale 1:18000

Legend:

- active_Alcohol
- rt streetsano: Text
-] parcels



Alcohol Extract from List Report

Case Number: 2003-054

Description: 3000 ft liquor licenses

| <u>Parcel</u> <u>Business Name</u> | <u>Parcel Owner Name</u> <u>Applicant Name</u> | <u>Parcel Owner Address</u> <u>Business Address</u> | <u>City</u> <u>Lic. Number</u> | <u>State</u> <u>Lic. Zone</u> | <u>Zip</u> <u>Lic. Type</u> |
|-----------------------------------------------|---------------------------------------------------------|-----------------------------------------------------|--------------------------------|-------------------------------|----------------------------------|
| 00907114000 Annaraes | DEBS LLC Henri Hawaii, Inc. | 2932 C STREET #C 300 W. 36th Ave. | ANCHORAGE 508 | AK B3 | 99503 Beverage Dispensary |
| 00907114000 Golden Pond Restaurant | DEBS LLC Yang's Enterprises, Inc. | 2932 C STREET #C 300 W. 36th Ave., #3 | ANCHORAGE 2845 | AK B3 | 99503 Restaurant/Eating Place |
| 00907114000 Swaddi Midtown (Thai Rest.) | DEBS LLC APA Groceries, Inc. | 2932 C STREET #C 300 W. 36th Ave. | ANCHORAGE 3970 | AK B3 | 99503 Restaurant/Eating Place |
| 00913116000 Brown Jug/Warehouse | O'NEILL PROPERTIES INC Brown Jug, Inc. | PO BOX 190027 4140 Old Seward Hwy | ANCHORAGE 1461 | AK B3 | 99519 Package Store |
| 00913205000 Hooters Restaurant | BREWINGTON BETH IRA 50% & Alaska Wings, LLC | 341 W TUDOR ROAD #104 701 E. Tudor Rd #110 | ANCHORAGE 3591 | AK B3 | 99503 Restaurant/Eating Place |
| 00913208000 Aladdin's Fine Mediterranean & | BORCHARDT WILLIAM A Rabah & Jean Chettfour | 2580 NATHANIEL COURT 4240 Old Seward Hwy #20 | ANCHORAGE 2520 | AK B3 | 99517 Restaurant/Eating Place |
| 00914128000 Red Robin Burger & Spirits #3 | RESTAURANT PROPERTY CORP Restaurant Management, Inc. | 4450 CORDOVA STREET STE 200 4140 B St. | ANCHORAGE 3685 | AK I1 | 99503 Beverage Dispensary |
| 00914134000 Petroleum Club of Anchorage | GILLIGANS LLC Petroleum Club of Anch., Inc. | 4101 CREDIT UNION DRIVE 3301 C St., #120 | ANCHORAGE 3586 | AK I1 | 99503 Club |
| 00914140000 Applebee's Neighbor Grill | APPLE ALASKA, LLC Apple Alaska, LLC | 4331 CREDIT UNION DRIVE 4331 Credit Union Dr. | ANCHORAGE 3948 | AK I1 | 99503 Beverage Dispensary |
| 00914140000 Sea Galley | APPLE ALASKA, LLC Pepper Mill, LLC | 4331 CREDIT UNION DRIVE 4101 Credit Union Dr. | ANCHORAGE 1666 | AK I1 | 99503 Beverage Dispensary |
| 00914140000 Sea Galley/Peppermill | APPLE ALASKA, LLC Pepper Mill, LLC | 4331 CREDIT UNION DRIVE 4101 Credit Union Dr. | ANCHORAGE 3599 | AK I1 | 99503 Beverage Dispensary Dup |
| 00914213000 Loyal Order of Moose #1534 | MOOSE LODGE 1534 Loyal Order of Moose #1534 | 4211 ARCTIC BLVD 4211 Arctic Blvd | ANCHORAGE 750 | AK ROSL | 99503 Club |

| <u>Parcel</u> <u>Business Name</u> | <u>Parcel Owner Name</u> <u>Applicant Name</u> | <u>Parcel Owner Address</u> <u>Business Address</u> | <u>City</u> <u>Lic. Number</u> | <u>State</u> <u>Lic. Zone</u> | <u>Zip</u> <u>Lic. Type</u> |
|----------------------------------------------|--------------------------------------------------------|---------------------------------------------------------|--------------------------------|-------------------------------|----------------------------------|
| 00914220000 AmVets Post #49 | SAUPE OWEN F & AmVets Post #49 | 536 BONANZA AVENUE #A 521 Tudor Rd | ANCHORAGE 3588 | AK I1 | 99518 Club |
| 00915116000 Stuart Anderson's Cattle Co. | EQUITABLE LIFE ASSURANCE SOC ARG Enterprises, Inc. | 3131 S VAUGHN WAY #521 300 Tudor Rd | AURORA 1090 | CO I1 | 80014 Beverage Dispensary |
| 00915343000 Daruma Restaurant | TANG YOUNG SOOK & TIEN MIN Ro, Sam | 2831 MONARCH CIRCLE 550 W. Tudor Rd | ANCHORAGE 3286 | AK B3 | 99516 Restaurant/Eating Place |
| 00915343000 Tokyo Garden | TANG YOUNG SOOK & TIEN MIN Tang, Tien & Young | 2831 MONARCH CIRCLE 550 W. Tudor Rd | ANCHORAGE 4063 | AK B3 | 99516 Restaurant/Eating Place |
| 00916240000 Time Out Lounge | RANDOLPH FAMILY ALASKA TRUST Sundance, Inc. | 4600 OLD SEWARD HIGHWAY 4600 Old Seward Hwy | ANCHORAGE 1140 | AK B3 | 99503 Beverage Dispensary |
| 00921103000 Anchorage Billard Palace | GRIFFCO INC Griffco, Inc. | 3707 WOODLAND DRIVE #4 4848 Old Seward Hwy | ANCHORAGE 2742 | AK B3 | 99517 Beverage Dispensary |
| 00921103000 Hot Rods | GRIFFCO INC Griffco, Inc. | 3707 WOODLAND DRIVE #4 4848 Old Seward Hwy | ANCHORAGE 3165 | AK B3 | 99517 Beverage Dispensary Dup |
| 00921119000 Great Alaskan Bush Co., The | B V INCORPORATED B.V., Inc. | 207 E NORTHERN LTS SUITE 210 631 E. Int'l Airport Rd | ANCHORAGE 1839 | AK I1 | 99503 Beverage Dispensary |
| 00922113000 Guido's Pizza | FULLER QUALITY INVESTMENTS 2 Guido's Pizza, Inc. | 4241 B STREET 549 W. Int'l Airport | ANCHORAGE 2636 | AK I1 | 99503 Restaurant/Eating Place |
| 00922114000 China King Restaurant | HICKEL WALTER H & REBECA Zheng, Lian & Lin, Fang S. | PO BOX 8974 639 W. Int'l Airport #1A | RANCHO SANT 4133 | CA I1 | 92067 Restaurant/Eating Place |
| 00922115000 2 Go Mart #62 | AVANTI CORPORATION Tesoro Northstore Company | 4240 OLD SEWARD HWY STE A1 5121 Arctic Blvd | ANCHORAGE 1568 | AK I1 | 99503 Package Store |
| 00922115000 Villa Nova Restaurant | AVANTI CORPORATION Villa Nova, Inc. | 4240 OLD SEWARD HWY STE A1 5121 Arctic Blvd, #1 | ANCHORAGE 1608 | AK I1 | 99503 Restaurant/Eating Place |
| 00922118000 Lone Star Steakhouse & Saloon | LONE STAR STEAKHOUSE & Lone Star of Alaska, Inc. | PO BOX 22845 4801 C St. | OKLAHOMA CIT 3494 | OK I1 | 73126 Beverage Dispensary |

COMPREHENSIVE PLAN

Classification: Commercial (1982 Comprehensive Plan)
Density: N/A

SURROUNDING AREA

| | NORTH | EAST | SOUTH | WEST |
|-----------|----------------------------------|-----------------------|-------------|-------------------------------------------------|
| Zoning: | I-1 | I-1 | I-1 | I-1 |
| Land Use: | Professional Office Buildings | Undeveloped/ Hotel | Undeveloped | Cattle Company Restaurant/Busi- ness Park |

SITE DESCRIPTION AND PROPOSAL:

The petition site, zoned I-1, fronts onto Tudor Road to the north and "C" Street to the west. The topography is level, and the site is presently undeveloped. Lot 2A is one of four existing parcels created in 2001 by the Plat 2001-106 of Tudor Business Park Subdivision (consisting of 11 acres). The Subdivision is bounded by Tudor Road and West 48th Avenue to the north and south, and "C" Street and "A" Street to the west and east. Development within the subdivision to date includes the 125-room Hilton Garden Inn hotel. A conditional use for a second hotel with 122-rooms has been approved¹ on the adjacent parcel to the south of the Hilton Garden Inn (proposed Lot 4 per preliminary plat S-10746-2). A private internal circulation road is planned to extend from Tudor Road to 48th Avenue. It will be designed and built by the developer of the entire site: it is only built to the north property line of the hotel at this time. All public utilities are available to the petition site.

The subject property is under a sales contract between the applicants, Out in the Boonies, Inc., and the land owner, Union Square Development Company, LLC. The petitioner is applying for a final conditional use for a Beverage Dispensary Conditional Use to allow "on premises" alcohol sales for its new restaurant per AMC 21.40.200 B.1 (k).

The TGI Fridays Restaurant franchises have a prototypical site plan design, exterior building design, materials, colors and floor plan. As proposed the project will have a minimum site area of 1.54 acres, 149 parking spaces, and a 6,961 square foot building containing the kitchen, 66 tables (247 seats), a bar (29 seats), vestibule (8 seats) for a total of 284 non-fixed seating. As shown on the Prototype for the subject site, access will be from Tudor Road (classified as a Class IIIA Major Arterial in the Official Streets and Highways Plan) to Union Square Drive (the internal north-south circulation road) to the east side of the

¹ Case 2003-035; Planning and Zoning Commission March 3, 2003; Hilton Homewood Suites Hotel

subject parcel via three driveways. AMC 21.45.140 requires a 65-foot from centerline development setback in addition to the zoning district setback.

Included with this application is a draft copy of a Liquor License transfer application, which has not yet been filed with the ABC Board, for a transfer and relocation of Beverage Dispensary license presently owned by Klondike Kate's Bare Trap Saloon. The ABC Board process is the reverse of the Municipality's process in that the advertising and posting of the application are done by the applicant before the application is filed. However, AMC 21.50.160.B does not require that an application for a conditional use be accompanied by an application for the transfer of a liquor license. The Code does require that a conditional use application be filed within 7-days of filing for the transfer of location of a liquor license. Therefore there is no code restriction to prevent consideration of the conditional use by the Assembly prior to filing for the liquor license.

It is estimated that the sale of alcoholic beverages will represents 35% of the business compared to 65% food sales. The restaurant will normally operate on 7-days a week with hours of operation as permitted by law. All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program (65 - 75. Non-alcoholic beverages will be available, notices of penalties for driving intoxicated will be posted, and patrons will have access and assistance to public transportation. There will be no entertainment defined as "indecent material" or "adult entertainment," no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. Parking lot design and landscaping, and parking lot lighting will be reviewed and approved as part of the building permit process.

PUBLIC COMMENTS:

Ninety-nine (99) public hearing notices (PHNs) were mailed. At the time this report was written 3 were returned as undeliverable. At the time this report was prepared, no written comments were received from the Spenard Community Council. However, the representative verbally reported the council approved a motion to support this conditional use, 11 in favor, 2 opposed.

FINDINGS

- A. *Furtheres the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.***

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020*, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date, this strategy has not been developed.

Anchorage 2020 contains a generalized community vision which was compiled using community survey results along with feedback from Community Councils. Out of this vision came the community interest in developing "a thriving, sustainable, broad-based economy supported by an efficient urban infrastructure (p. 37). Additionally, one of the Plans's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

TGI Fridays fits this economic vision as a new midtown restaurant which will offer a new dining experience in the area while creating new jobs. By starting this business the owners will add to the level of employment (130 residents ranging from managers, to chefs, waiters and waitresses, dishwashers and bus boys), which addresses another Economic Development Goals of a "wide variety of job opportunities that provide good income and benefits and that advance economic self-sufficiency. (p. 41)" This new restaurant will be within walking distance of two hotels, both located within this same subdivision. One of the "Seven Key Planning Issues that Influence Future Growth" deals with the midtown area and provides:

"These (Downtown & Midtown) are areas where most of Anchorage's workplaces, civic and cultural buildings, and the busiest transportation corridors are located. There are significant opportunities for future development in these areas, including commercial and residential redevelopment. The continued success of Downtown/Midtown will affect Anchorage's long term economic vitality and the quality of life for all of its residents." P. 48

Closely associated with this proposed use is the concept of "infill" (p. 48): "Redevelopment of unused and partially developed parcels . . . becomes more economically feasible as Anchorage's vacant land base shrinks." The plan also talks about areas in Midtown being targeted for "private reinvestment". (p. 49) The subject property borders the southern edge of an area designed as a "Redevelopment/Mixed Use Area." The eleven acres of Tudor Business Park in which the subject property is located, has had extensive amounts of peat excavated and removed from the site for the purpose of allowing development to take place in a prime location. The A/C corridor is designated as a "Transit-Supportive Development Corridor" in the plan.

B. *Conforms to the standards for that use in this title and regulations promulgated under this title.*

This standard is met.

The I-1 Light Industrial district zoning regulations allows alcoholic beverage sales through the conditional use permit process: AMC 21.40.200 B.1 (k). *Restaurants, cafes, and other places serving food or beverages. Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only.*

C. *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.*

This standard is met.

The petition property is immediately adjacent to a Major Employment Center and a Redevelopment/Mixed Use Area. In and around this location, there are numerous restaurants, large high rise office buildings, hotels, commercial businesses and other non-residential uses. Land to the north, east, south and west are all zoned I-1.

Because of its location at the intersection of Tudor and "C" Street, it is readily available to the traveling public, both local residents as well as out of state visitors. It will be within walking distance of the Hilton Garden Inn Hotel and the future Hilton Homewood Suites Hotel.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. There are no churches or schools within 200 feet of the proposed TGI Fridays Restaurant. The nearest school is Willow Creek Elementary, more than three-quarters of a mile to the west on Tudor Road. The nearest church is the House of Prayer on Arctic Boulevard.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are 6 beverage dispensary licenses and 1 club license within 1,000-feet of the proposed restaurant. Approving this beverage dispensary license would add a 7th beverage dispensary license.

| <i>Name</i> | <i>Address</i> | <i>License Number</i> | <i>Type of License</i> |
|-------------|----------------|-----------------------|------------------------|
|-------------|----------------|-----------------------|------------------------|

| | | | |
|----------------------------------|------------------------|------|-------------------------------|
| Red Robin Burgers & Sprints #3 | 4140 B Street | 3685 | Beverage Dispensary |
| Petroleum Club | 3301 "C" St. #120 | 3586 | Club |
| Applebee's Neighbor Grill | 4331 Credit Union Dr. | 3948 | Beverage Dispensary |
| Sea Galley | 4101 Credit Union Dr. | 1666 | Beverage Dispensary |
| Sea Galley/Peppermill | 4101 Credit Unit Drive | 3599 | Beverage Dispensary Duplicate |
| Stuart Anderson's Cattle Company | 300 Tudor | 1090 | Beverage Dispensary |
| Lone Star Steakhouse & Saloon | 4801 "C" Street | 3494 | Beverage Dispensary |

D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

There is sufficient area on the subject lot on which the 149 required parking spaces can be provided. No additional curb cuts off Tudor Road or "C" Street are required. Union Square Drive is the only curb cut onto Tudor and serves the entire 11-acre subdivision. Internal pedestrian accesses are included in the approved site plan. Public transit stops are located along "C" Street and Tudor.

2. The demand for and availability of public services and facilities.

This standard is met.

The addition of a restaurant will not impact public services. Water and sewer are available on site. The 1997 *Areawide Trails Plan* shows an existing east-west multi-use paved trail along the south side of Tudor and a north-south multi-use paved trail along the west side of "C" Street. Future multi-use paved trails are planned along both streets: west side of "C" and north side of Tudor.

3. Noise, air, water, or other forms of environmental pollution.

This standard is met.

A Beverage Dispensary license will not cause any environmental pollution. Paving the parking lot will control air pollution.

4. The maintenance of compatible and efficient development patterns and land use intensities.

This standard is met.

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a beverage dispensary license.

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

A. Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

See table and narrative on page 5-6 for other alcohol licenses within 1,000 feet of this application.

The ABC may prohibit a new license or relocation of a license for more than one beverage dispensary license for each 3,000 population within a unified Municipality (meaning the entire population of the Municipality of Anchorage minus military and inmates) for each type of license. The ABC Board has not provided us with updated population figures uses, and is still using the figure 242,659 that was effective as of December 31, 2000. The 3,000/242,659 ratio equals a maximum of 81 beverage dispensary licenses allowed citywide (Alaska Statue Section 04.11.400.2.B). Municipal wide there are a total of 149 beverage dispensary licenses (includes 19 beverage dispensary duplicate licenses, and an unspecified number of excess licenses due to legal nonconforming rights ("Grandfather rights") when population ratios were reduced by the State Legislature).

- B. Training.** If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued 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 (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

This standard is met

The applicant states that all employees involved in the dispensing of alcoholic beverages, all managers and assistant managers and the owners of the restaurant will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

- C. Operations procedures.** If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

This standard is met.

This conditional use application is for an alcoholic beverages conditional use in the I-1 District for a beverage dispensary use for 6,961 square feet building to be constructed on Lot 2A, Tudor Business Park Subdivision.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with techniques in alcohol management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

- D. Public safety.** When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in licensed

premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

The issuance of a building permit for the construction of this restaurant will include both internal and external lighting of the building and the parking lot lighting. There are no comments from the Anchorage Police Department because the restaurant does not yet exist.

- E. Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality**

This standard is met.

There are no delinquent Personal Property Taxes & or Real Property Taxes owing at this time according to the Treasury Division.

- F. Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices**

injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

This is not applicable as the applicant has not yet applied to the ABC Board for the transfer and relocation of a beverage dispensary license

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.**

This form was not requested of this applicant.

RECOMMENDATION:

This application for a final conditional use for alcoholic beverages in the I-1 District for a beverage dispensary use generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160, and the Department recommends approval.

If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

- 1 A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of a final conditional use approval for a restaurant with a beverage dispensary use in the I-1 District.
2. All uses shall conform to the plans and narrative submitted.

3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the I-1 District for a Beverage Dispensary Use per AMC 21.40.200 B.1 (k) for a 6,961 SF building, for T.G.I. Fridays Restaurant located on Lot 2A, Tudor Business Park Subdivision. The restaurant and bar area has a combined fixed seating of 284; the bar shall have no more than 29 seats. Liquor sales are estimated to be 35% of total gross receipts compared to 65% food sales. The restaurant may operate 365 days a year with hours of operation as permitted by law.
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 (T.A.M.).
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 Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.
7. The approved conditional use is reflected on the following site plans submitted with this application:
 - a. T.G.I. Fridays Restaurant, P6K – Prototype Site for Anchorage, Alaska, Option "2B" Site Plans; Scale 1" = 60'; dated September 4, 2002.



Municipality of Anchorage
Department of Community Planning and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650
CONDITIONAL USE APPLICATION
ALCOHOLIC BEVERAGE SALES

| | |
|-----------------------|---------|
| OFFICE USE | |
| REC'D By: | AB |
| Verify Own: | AB |
| Poster and Affidavit: | AB |
| Fee \$ | 750 |
| Hearing Date | 4/22/03 |

Case Number: 2003-054

This application for an alcoholic beverage sales conditional use is for the following:

| | | |
|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Beverage Dispensary | <input type="checkbox"/> Private Club | <input type="checkbox"/> Restaurant, exempt |
| <input type="checkbox"/> Beverage Dispensary-Tourism | <input type="checkbox"/> Public Convenience | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Recreational | <input type="checkbox"/> Other (Please explain): |
| <input type="checkbox"/> Package Store | <input checked="" type="checkbox"/> Restaurant | |

A. Please fill in the information requested below. Print one letter or number per block.

1. Abbreviated legal description (T12N R2W SEC 2 LOT 45 or SHORT SUB BLK 3 LOT 34) Full legal on back page.

T 1 3 N R 3 W S E C 3 1 L O T 2 A

2. Site address

T U D O R B U S I N E S S P A R K S U B D I V I S I O N

3. Petitioner's Name (Last - First)

O U T I N T H E B O O N I E S I N C

Address: 4240 Old Seward Hwy., Suite 13

City Anchorage State: Alaska

Phone Number: 907-279-9333 Zip: 99503

4 Petitioner's representative

D A N K C O F F E Y A T T O R N E Y A T L A W

Address: 207 E. Northern Lights Blvd., Suite 200

City Anchorage State: Alaska

Phone Number: (907) 274-3385 Zip: 99503

5 Property owner if petitioner is not property owner

U N I O N S Q U A R E D E V E L O P M E N T C O L L C

Address: 390 Peppertree Loop

City Anchorage State: Alaska

Phone Number: Zip: 99504

6. Current Zoning:

| | | | |
|---|---|---|---|
| I | - | 1 | |
| 1 | . | 7 | 5 |
| 1 | 8 | 3 | 0 |

7. Petition Acreage:

8. Grid Number:

9. Principal Tax Number:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 9 | 1 | 5 | 1 | 2 | 6 |
| 0 | 0 | 2 | | | | | |

10. No. of Tax Parcels:

11. Community Council: Spenard Community Council

B. I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I desire conditional use approval in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the conditional use application fee is nonrefundable and is to cover the costs associated with processing this applications, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Staff or the Assembly due to administrative reasons.

Date: 1-31-03

Signature:

[Signature]
*Agents must provide written proof of authorization

C. Please check or fill in the following

1. Comprehensive Plan -- Land Use Classification

- | | | |
|------------------------------------------------|----------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Marginal Land | <input type="checkbox"/> Residential |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Special Study |
| <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Public Lands Institutions | <input type="checkbox"/> Transportation Related |
| <input type="checkbox"/> Industrial | | |

2. Comprehensive Plan Residential Land Use Intensity

- | | | |
|--------------------------------------------------|------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Dwelling units per acre | <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Special Study |
|--------------------------------------------------|------------------------------------------------|----------------------------------------|

D. The full legal description for legal advertisement (use separate paper if necessary)

Lot Two-A (2A), Tudor Business Park Subdivision, according to Plat No. 2001-106
recorded on August 21, 2001. The property is located within the Northwest
One-Quarter (NW 1/4) of Section 31, T13N, R3W, S.M., State of Alaska.

STANDARDS FOR CONDITIONAL USE APPROVAL

The petitioner should respond to the best of his/her ability to the following general standards for a conditional use. (See AMC 21.50.020). The Assembly may approve the conditional use application only if it finds that the application:

- A. Further the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.

Please See Attachment To Conditional Use Application Form.

- B. Conforms to the standards for that use in this title and regulations promulgated under this title.

Please See Attachment To Conditional Use Application Form.

- C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

Please See Attachment To Conditional Use Application Form.

- D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:
1. Pedestrian and vehicular traffic circulation and safety.

Please See Attachment To Conditional Use Application Form.

2. The demand for and availability of public services and facilities.

Please See Attachment To Conditional Use Application Form.

3. Noise, air, water, or other forms of environmental pollution.

Please See Attachment To Conditional Use Application Form.

4. The maintenance of compatible and efficient development patterns and land use intensities.

Please See Attachment To Conditional Use Application Form.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

- A. **Concentration and land use.** Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

Within 1,000 feet of your site are how many active liquor licenses?

How would you rate this area's concentration on a scale of 1 to 5 with 5 = high

In your opinion is this quantity of licenses a negative impact on the local community?

No.

| |
|-------|
| 3 |
| 12345 |

- B. **Training.** If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued 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 (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

65-75

- C. **Operations procedures.** If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

Happy hours?

Games or contests that include consumption of alcoholic beverages?

Patron access and assistance to public transportation?

Notice of penalties for driving while intoxicated posted or will be posted?

Non-alcoholic drinks available to patrons?

Solicitation or encouragement of alcoholic beverage consumption?

| Yes | No |
|--------|--------|
| | XXXXXX |
| | XXXXXX |
| XXXXXX | |
| XXXXXX | |
| | XXXXXX |
| XXXXXX | |

- D. **Public safety.** When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?
inside facility:

Please See Attachment To Conditional Use Application Form.

outside facility:

Please See Attachment To Conditional Use Application Form

- E. **Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

Are real estate and business taxes current?

Are there any other debts owed to the Municipality of Anchorage?

| Yes | No |
|--------|--------|
| XXXXXX | |
| | XXXXXX |

- F. **Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

As the applicant and operator can you comply? If no explain

| Yes | No |
|--------|----|
| XXXXXX | |

FACILITY OPERATIONAL INFORMATION

1. What is the proposed or existing business name:

Out In The Boonies, Inc., d/b/a "T.G.I. Fridays"

2. The facility occupant capacity?

| | |
|-------------------------------------------------------|-------|
| Gross leaseable floor space in square feet: | 6,961 |
| Number of fixed seats(booth and non movable seats): | 247 |
| Number non-fixed seats(movable chairs, stools, etc.): | 36 |

3. What will be the hours of operation?

Normal business hours will be from: 10:30a.m. to: 2:00a.m.
 Alcoholic beverages will be available from: to:
 As Permitted By Law.

4. An estimated ratio of food sales to alcohol beverage sales.

| | |
|----------------------------------------|------|
| Alcoholic beverage sales in percentage | 35 % |
| Food sales in percentage | 64 % |
| Other | 1 % |

5. Type of entertainment proposed:

| | Check all that apply |
|-----------------|----------------------|
| Recorded music | XXXXXXXXXX |
| Live music | |
| Floor shows | |
| Patron dancing | |
| Sporting events | XXXXXX T.V. |
| Other | |
| None | |

6. Does the operator propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment?

| | |
|-----|------|
| Yes | No |
| | XXXX |

7. If the application is for a package store, the projected percentage of alcoholic product inventory of the store where the retail unit price is:

| | Percentage | |
|----------------------|------------|---|
| less than \$5.00 | N/A | % |
| \$5.00 to \$10.00 | N/A | % |
| \$10.00 to \$25.00 | N/A | % |
| greater than \$25.00 | N/A | % |

8. Site plans and other drawings depicting the following:
(single copy if copy is 8½x11 or 8½x14 of each, otherwise 21 copies of each)

site plan with building footprint, parking space layout and vehicle access points drawn to scale
location of conditional use area if less than whole building
identification of alcoholic beverage sales or service areas
building elevations(photograph is acceptable)
building floor plans drawn to scale

| |
|---|
| X |
| X |
| X |
| X |
| X |

PROPERTY OWNER AUTHORIZATION and ACKNOWLEDGMENT of APPLICATION

(I)(WE) hereby grant permission to and acknowledge that

Out In The Boonies, Inc. is
applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be the responsibility of the property owner to satisfy.

☒ (I)(WE) hereby assign DANK Coffey to act
as (MY)(OUR) agent in this conditional use permit application.

(I)(WE) will represent (MYSELF)(OURSELVES).

Signed this 6 of February, 1992003

Robert B Bunt
Signature

President
Title

**ATTACHMENT TO THE STANDARDS FOR CONDITIONAL
USE FORM
BEVERAGE DISPENSARY LIQUOR LICENSE CONDITIONAL USE FOR**

TGI FRIDAYS

LOCATION AND DESCRIPTION OF PLANNED USE

Out in the Boonies, Inc., an Alaskan Corporation, d/b/a TGI Fridays, is making this application for a conditional use allowing "on premises" alcohol sales for its new restaurant location on the south east corner of Tudor Road and "C" streets in midtown Anchorage. The use of this location for a new restaurant with a beverage dispensary license is consistent with the Anchorage 2020 Comprehensive Plan for the midtown area for all of the reasons set out in the Comprehensive Plan goals and policies as discussed below.

BUSINESS OPERATIONS

While the new restaurant will have a beverage dispensary liquor license, it is not a bar, but rather a restaurant with a full service menu. The restaurant will seat approximately 315 patrons (See attached floor plan). The restaurant will not have live entertainment. The restaurant will obtain a restaurant designation from the Alcoholic Beverage Control Board and will be a non-smoking facility.

One of the principal owners of this establishment is a long time restaurant operator in Anchorage. The other two owners are primarily investors who will not be involved in the day to day operation of the business (See attached liquor license transfer application). The managing owner's other establishments are characterized by a complete absence of any problems over several years of continuous operation.

The Petitioner should respond to the best of its ability to the following general standards for a conditional use (See AMC 21.50.020). The Assembly may approve the conditional use application only if it finds that the application:

A. Furthers the goals and policies of the Anchorage 2020 Comprehensive Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05

The Anchorage 2020 plan in Policy #22 provides that "locational standards and criteria for retail sales/service of alcoholic beverages" to be developed and implemented. To date, more than two (2) years after the adoption of the new Comprehensive Plan, no such standards have been adopted. Therefore, consideration must be given to the more generalized policies and statements of the 2020 Plan for guidance as to this conditional use application.

The Anchorage 2020 Comprehensive Plan contains 97 policies which provide direction on land-use issues to public officials and the general public until such time as all implementation strategies of the Plan are completed.

GENERAL POLICIES OF THE 2020 PLAN

The Anchorage 2020 Comprehensive Plan contains a generalized community vision which was compiled using community survey results along with feedback from Community Councils. Out of this vision came the community interest in developing "a thriving, sustainable, broad-based economy supported by an efficient urban infrastructure." *Community Vision*, p. 37 of the bound 2020 Plan.

Further, one of the Plan's stated economic development goals is "Business Support and Development: A quality of life and a financial climate the encourage businesses to start up, expand or relocate in Anchorage." See p. 41 of the bound 2020 Plan.

TGI Fridays fits this economic vision as a new midtown restaurant which will offer a new dining experience in the area while creating new jobs. The restaurant will be housed in a brand new facility in the recently developed Union Square property which also has the new Hilton Garden Hotel. The quality of life in Anchorage is enhanced by new restaurants and dining experiences. By starting this new business, the owners will add to the level of employment which likewise addresses the Economic Development Goal of a "wide variety of job opportunities that provide good income and benefits and that advance economic self-sufficiency." See p. 41 of the bound 2020 Plan.

MIDTOWN POLICIES OF THE 2020 COMPREHENSIVE PLAN

The 2020 Plan deals with the "Seven Key Planning Issues that Influence Future Growth". The very first Issue addressed, on page 46 of the bound 2020 Plan, deals directly with the midtown area and provides:

"These [Downtown & Midtown] are areas where most of Anchorage's workplaces, civic and cultural buildings, and the busiest transportation corridors are located. There are significant opportunities for future development in these areas, including commercial and residential redevelopment. The continued success of Downtown/Midtown will affect Anchorage's long-term economic vitality and the quality of life for all of its residents. A dynamic and active set of policies will be required to realize these changes." Issue #1, p. 46 of the bound 2020 Plan.

The 2020 Plan states that Midtown is an area which should "evolve to more intensive urban center, with core office, business, arts and cultural facilities and activities." p. 48 of the bound 2020 Plan.

A new restaurant of the caliber of the one being proposed for this location is the ideal type of development which furthers the goal of making Midtown a "more intensive urban center".

Closely associated with this proposed use is the concept of "Infill". P 48 of the bound 2020 Plan.

"Redevelopment of unused and partially developed parcels...becomes more economically feasible as Anchorage's vacant land base shrinks." The plan also talks about areas in Midtown being targeted for "private reinvestment". p. 49 of the bound 2020 Plan.

This is precisely what has taken place with the Union Square development on the south east side of "C" and immediately south of Tudor Road. The entire development of approximately XXX acres had extensive amounts of peat which has been excavated, processed and removed from the site in a commercial "mining" operation permitted by the Planning and Zoning Commission intended to allow recovery of some of the development costs of this project.

The TGI Fridays restaurant is the second major construction development in this development; the first being the Hilton Garden Hotel. It is anticipated that the other parcels fronting "C" street will be developed in the near term. The lot on which TGI Fridays will be located is approximately 71,500 square feet or 1 and 3/4s acres. The building will be approximately 7,000 square feet. It will be sited on the property with parking to the rear (interior) of the development.

MAJOR EMPLOYMENT CENTER & REDEVELOPMENT/MIXED USE AREA

As stated, the new restaurant is to be located on east side of "C" street and the south side of Tudor Road at the intersection of the A/C corridor and Tudor Road. The site is immediately south of the area between Northern Lights Blvd and 40th Avenue which is generally designated as a "Major Employment Center". It is also immediately adjacent to an area on the Land Use Policy Map designated as a "Redevelopment/Mixed Use Area". From a review of the Land Use Policy Map, the area south of Tudor, in which this development is planned, is not classified at all. See the *Land Use Policy Map on p. 50 of the bound 2020 Plan.*

In the absence of any classification of this area other than the current zoning and because the location of the new restaurant is immediately adjacent to both a Major Employment Center and a Redevelopment/Mixed Use Area, it is appropriate to consider what is intended for these areas by the 2020 Plan.

Redevelopment/Mixed Use Areas are identified in the 2020 plan as being "near all major employment centers." See p. 52 of the bound 2020 Plan. Further, the Plan states that Redevelopment/Mixed Use Areas are intended to:

"concentrate on pedestrian-oriented residential and mixed-use development that support and connect to major employment centers. These areas are intended to development into 'urban villages', to provide a balance between the housing supply and neighborhood amenities and the concentration of jobs in the nearly employment centers." See p. 52 of the bound 2020 Plan.

The aerial map and the aerial photographs attached to the application show the various developments currently located in and adjacent to the new restaurant.

In discussing Major Employment Centers, the Plan states

"mixing supportive retail uses, such a restaurants,...with office developments is another important Major Employment Center feature. Having a car available at midday is less important to workers in mixed commercial/office developments because those services are available within walking distance." See p. 51-52 of the bound 2020 Plan.

The A/C corridor is designated as a "Transit-Supportive Development Corridor" under the Land Use Plan Map. See p. 50 of the bound 2020 Plan. Anyone familiar with the "C" street and Tudor Road area knows that the A/C corridor north of International airport, with substantial parcels of undeveloped land fronting on the A/C corridor, is going to be developed commercial as Anchorage grows.

ECONOMIC CONSIDERATIONS

The Anchorage 2020 Comprehensive Plan also contains land-use driven economic goals. One of the five major components of the Community Vision statement on p. 37 of the bound 2020 Plan is "[a] thriving, sustainable, broad-based economy...."

There is also discussion throughout the 2020 Plan of such concepts as a "wide variety of job opportunities" and a "diverse and stable economy". The 2020 Plan seeks to encourage and support, through responsible land development, a thriving, sustainable, and broad-based economy. This broad-based economy is fueled by the creation and maintenance of jobs for Anchorage residents. These jobs should provide a good salary and employee benefits for Anchorage workers.

The new restaurant will employ 130 Anchorage residents ranging from mangers, to chefs, to waiters and waitresses, dishwashers and bus boys. These are new jobs which did not exist prior to the development of this restaurant. Of the new employees, 65-75 will be trained in an alcohol server course as required by Municipal Code and State Law.

CONCLUSION

Based on this analysis, the proposed use for a restaurant clearly furthers the goals and policies of the Anchorage 2020 Comprehensive Plan.

B. Conforms to the standards for that use in this title and regulations

The parcel in question is zoned I-1. Under this zoning, "limited commercial uses" are permitted. Permitted principal uses include

"(k) Restaurants, cafes and other places serving food and beverages. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only."

The adjacent zoning is shown on the attached zoning map

Even though the Union Square Development parcel is zoned I-1, as is this particular parcel, the area is not included as part of the designated "Industrial Reserves" shown on the Land Use Policy Map. See the Land Use Policy Map on p. 50 of the bound 2020 Plan.

The Comprehensive Plan states that the Land Use Policy Map is an **interim guide** (emphasis added) for municipal decision-making until neighborhood or district plans and Title 21 changes are prepared and adopted. See p. 69 of the bound 2020 Plan. Also, as noted on page 3 of the bound 2020 Plan, the Plan "does not make decisions about individual properties."

In the absence of any classification in the Comprehensive Plan other than its immediate proximity to the Major Employment Center and to a Redevelopment/Mixed Use Area, the Assembly should consider the existing zoning and should give some thought to what future development is most likely to occur in this area.

The use being sought is a permitted use under the current zoning. Future development along the A/C corridor will likely be of the type currently in place; business parks, restaurants, hotels, high density commercial buildings and the like. Given these facts, approval of the conditional use for the on premises sale of alcoholic beverages at the restaurant conforms to the standards in title 21.

C. Compatible with existing and planned land uses

As noted above, the proposed location is immediately adjacent to a Mayor Employment Center and a Redevelopment/Mixed Use Area. In and around this locate, there are numerous restaurants, large high rise buildings, hotels, commercial businesses and other non-residential uses. The proposed use would be compatible with these existing uses. Future plans for this area are identical with the existing uses.

OTHER LIQUOR LICENSES

Most of the restaurants located in the area have liquor licenses associated with their operations. These licenses are generally of two (2) types: a restaurant/eating place license allowing the on premises sale and consumption of beer and wine and beverage dispensary licenses allowing the on premises sale and consumption of all types of alcoholic beverages.

Beverage Dispensary Liquor Licenses: There are several beverage dispensary licenses in the area. The closest three (3) businesses which have beverage dispensary liquor licenses are the Cattle Company, Applebees and the tourism license at the Hilton Garden Hotel located in the same development as this proposed project. Red Robin, Sea Gallery and the Pepper Mill to the north and Lone Star Steak House to the south on the A/C Corridor also have beverage dispensary licenses. There are no licenses of this type to the west on Tudor Road. To the east on Tudor Road almost to the Old Seward Highway, Hooters has a beverage dispensary license.

Restaurant and Eating Place (Beer and Wine) Licenses: There are numerous restaurant eating place (beer and wine) licenses located in the midtown area, but none within 1,000 feet of this location.

Package Liquor Licenses: There are no package store licenses within 1,000 feet of the proposed location. The nearest package store license is either at the Club Oasis on the Old Seward Highway, at In and Out Liquor on 36th and Arctic or the package store in the Z Plaza at International Airport Road and Arctic, all three of which are more than one (1) mile from this location.

Schools, Churches and Daycare Facilities: There are no church buildings or school grounds in close proximity to this new restaurant. The nearest church is the House of Prayer on Arctic Boulevard. The nearest school is Willow Creek Elementary located more than a three fourths of a mile away at 1004 W. Tudor which is west of Arctic Blvd. There may be daycare facilities in some high density commercial office buildings, but the applicant is not aware of any free standing daycare facilities in any proximity to this proposed location.

The beverage dispensary license, which is to be re-located to this location, is presently the subject of a location and ownership transfer application being filed with the ABC Board contemporaneously with this conditional use application (See transfer application attached). This license was previously located on the Old Seward Highway near Dowling Road in a business known as Klondike Kates which was a bar. Thus, the relocation is from Taku Campbell to the Spenard Community Council.¹

D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.

1. Pedestrian and Vehicular Traffic: Pedestrian and vehicular traffic are easily accommodated at this location, which is easily accessible, by automobile, bus, foot, or bicycle.

Access to the Union Square Development is from "C" street at the south end of the development and from Tudor on the north end of the development. There is an internal road which bisects the development and provides access to the various individual parcels within the development. The new restaurant has adequate entrances and exits from the internal road. It has adequate and well-lit vehicle parking facilities.

Policy 34 of the 2020 Plan deals with Transit-Supportive Development Corridors, as identified on the Land Use Policy Map. As noted, the A/C Corridor is one of four Transit-Supportive corridors identified on the Land Use Policy Map. Under the 2020 Plan, these corridors are characterized, in part, as follows:

¹ Note that should the new Midtown Community Council be approved as recommended by the Planning and Zoning Commission, the license will be located within that Council.

a) medium to high residential densities:

- complies with this policy.

- residential development exists to the east of this location. No residential development exists to the north or south. There is no residential development in proximity to this site on the west, although at Arctic Boulevard, there is residential development south of Tudor Road.

b) New commercial development within these corridors is oriented to the street with parking on the side or rear of the building when possible.

- complies with this policy.

c) a goal for bus service within these corridors is 15-minute headways during peak hours and 30-minute headways during non-peak periods.

- meeting this goal is the responsibility of the People Mover bus system, not the applicant. the probable availability of public transportation on the A/C Corridor enhances the overall convenience of this location. If the goal is met, then access to public transportation will be excellent.

- A pedestrian/bicycle trail is located across "C" street.

d) a pedestrian-oriented environment..

- the interior of the Union Square Development is very pedestrian oriented. Access to all of the individual parcels is from an interior road system.

- even though the intersection of "A" and "C" streets and Tudor is signalized with pedestrian crossings, the off-site pedestrian environment is poor given the fact that both Tudor Road and "A" and "C" streets are eight lanes wide at their intersection. The responsibility for this lies with the City or State, not the applicant.

-If the City truly wishes to development a pedestrian-oriented environment in the Major Employment Centers it will need to deal with the fact that these Centers, particularly the Center in Midtown, are located adjacent to major arterials with high traffic counts. Crossing these arterials on foot, even with traffic signals, is not something most people do.

2. Demand For and Availability of Public Services and Facilities. The following public services are already available at the west 6th Avenue location:

1. Public utilities (sewer and water, waste collection, electricity, natural gas); and
2. Police and Fire protection as provided by the Municipality of Anchorage; and
3. People Mover bus service access.

There are no additional infrastructure requirements for any public services or facilities.

3. Noise, air, water, or other pollution

The owners of this new restaurant are committed to the operation of its facilities in an environmentally responsible way. There will be no pollution other than the normal storage and removal of trash.

4. Maintenance of compatible and efficient development patterns and land use intensities.

The new restaurant's acquisition and use of a beverage dispensary license is consistent with the Plan's goal of compatible and efficient development and land use.

The development of the restaurant will clearly increase the intensity of use because the parcel has never been used before. The land has been vacant for many, many years. Granting this conditional use will result in the development of previously vacant land, something which is encouraged by the 2020 Plan.

The issue of compatibility of use has been addressed at length earlier in this narrative. Present compatibility is apparent by seeing what other businesses already exist in the area. Future

compatibility is and will be determined by the 2020 Plan and the zoning. It is reasonable to assume that future development will be substantially similar to what has occurred over the past decade in this area.

Essentially, the area from Northern Lights to International Airport along the area bounded by the New Seward Highway on the east and Arctic Blvd on the west and bisected by the A/C Corridor will continue to be developed commercially.

Further, the area south of International Airport Road is identified on the Land Use Policy Map as an "Industrial Reserve". Thus, the area between Tudor Road is located between a Major Employment Center and an Industrial Reserve. The residential developments in the his area are behind the A/C corridor and the commercial developments which front on the Old Seward Highway and Arctic Blvd. Maintaining these residential areas while allowing commercial development along the Transit-Supportive Development Corridors is both compatible with current practices and compliant with the goals and policies of the 2020 Comprehensive Plan.

CONCLUSION

Based on the analysis set forth above after a comprehensive review of both the existing zoning, the current development patterns and the provisions of the new 2020 Comprehensive Plan, it is apparent that all of the requirements associated with the issuance of a conditional use for on premises sale of alcoholic beverages have been met.

DATED at Anchorage, Alaska this 31st day of January, 2003.

Respectfully Submitted,
Law Offices of Dan K. Coffey, PC

By: 

Dan K. Coffey

Authorized Representative

MEMO

LAW OFFICES OF DAN K. COFFEY, PC
207 East Northern Lights Blvd., Suite 200
Anchorage, Alaska, 99503

Facsimile: (907) 274-4258

Phone: (907) 274-3385

e mail: dcoffey@coffey-law.net

TO: PLANNING DEPARTMENT
FROM: DAN COFFEY
RE: CONDITIONAL USE APPLICATION
DATE: 2/1/03

Attached to this Memo please find the following documents:

- 1) Authorization for my Firm to represent Out In the Boonies, Inc., in its application for a conditional use permit.
- 2) Application for Conditional Use Permit for the sale of alcoholic beverages with attached Narrative dealing with various issues raised by the 2020 Comprehensive Plan.
- 3) Contract for the purchase of the real property signed by the current owner as seller and by the applicant as the Buyer.

-In as much as the real property is under contract and the Buyer is required to obtain Municipal approval for the restaurant, the Buyer is authorized to pursue this conditional use application.

- 4) Liquor License transfer application (draft). This document has not yet been filed with the ABC Board. The ABC Board process is the reverse of the City's process in that the advertising and posting of the application are done by the applicant before the application is filed.

-Further, AMC 21.50.160 B. does not require that an application for a conditional use be accompanied by an application for the transfer of a liquor license. The Code does require that a conditional use application be filed within 7 days of filing for the transfer of location of a liquor license.

- 4) Aerial Photographs of the area, labeled for identification
- 5) Map with locations of other licenses in the area.
- 6) Zoning Map
- 7) Floor Plan
- 8) Site Plan.
- 9) Elevations in the form of photographs from all side of a substantially similar existing TGI Fridays location.

Also attached is a check for the required filing fee

As per the provisions of Municipal Code concerning conditional use applications, staff is to meet with the applicant to review the application. Please advise when this can be accomplished.

DATED at Anchorage, Alaska this 31st day of January, 2003.

Law Offices of Dan K. Coffey, PC

By: 
Dan K. Coffey
Authorized Representative

AUTHORIZATION FOR REPRESENTATION

ALCOHOLIC BEVERAGE CONTROL BOARD
MUNICIPALITY OF ANCHORAGE
FROM: OUT IN THE BOONIES, INC
RE: AUTHORIZATION FOR REPRESENTATION
-BEVERAGE DISPENSARY LIQUOR LICENSE TRANSFER
-CONDITIONAL USE APPLICATION
DATE: 12/23/02

TO WHOM IT MAY CONCERN:

THE PURPOSE OF THIS MEMO is to inform the Alcoholic Beverage Control Board and the Municipality of Anchorage that OUT IN THE BOONIES, Inc., an Alaskan Corporation, which is applying for the transfer of ownership and location of a Beverage Dispensary Liquor License and for a Conditional Use Permit to operate a liquor licensed business in Anchorage, Alaska,

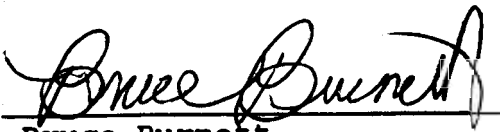
HEREBY AUTHORIZES the Law Offices of Dan K. Coffey, PC, Dan K. Coffey and his staff to represent the Corporation with regard to all aspects of its application for transfer of ownership and location of the liquor license and its application for the Conditional Use Permit; and

FURTHER AUTHORIZES the Law Firm to execute such forms and applications as may be required to transfer the ownership and location of such license and to obtain the conditional use permit.

Questions concerning this authorization may be directed to the Corporation's President, Bruce Burnett at 279-9333.

DATED at Anchorage, Alaska this 23RD day of December, 2002.

in the Boonies, Inc

By: 
Bruce Burnett
Its: President

MEMO

LAW OFFICES OF DAN K. COFFEY, PC
207 East Northern Lights Blvd., Suite 200
Anchorage, Alaska, 99503

Facsimile: (907 274-4258

Phone: (907 274-3385

e mail: dcoffey@coffey-law.net

TO: PLANNING DEPARTMENT
ATTN: MARY AUTOR
FROM: WOODROW W. BEAN III
RE: CONDITIONAL USE APPLICATION
DATE: 4/3/03

As you know we have been retained by Out In The Boonies, Inc., to assist them in applying for a conditional use permit and transfer of a beverage dispensary liquor license. The purpose of this Memo is to inform the Planning Department of a typographical error which exists in the application for conditional use.

Page 4, Section C, of the conditional use application requires the applicant to answer whether or not they will solicit or encourage alcoholic beverage consumption. The applicant mistakenly answered yes to this question, when in fact the correct answer is no. We would ask that you attach this memo to the conditional use application to insure that all interested parties are aware of the correction.

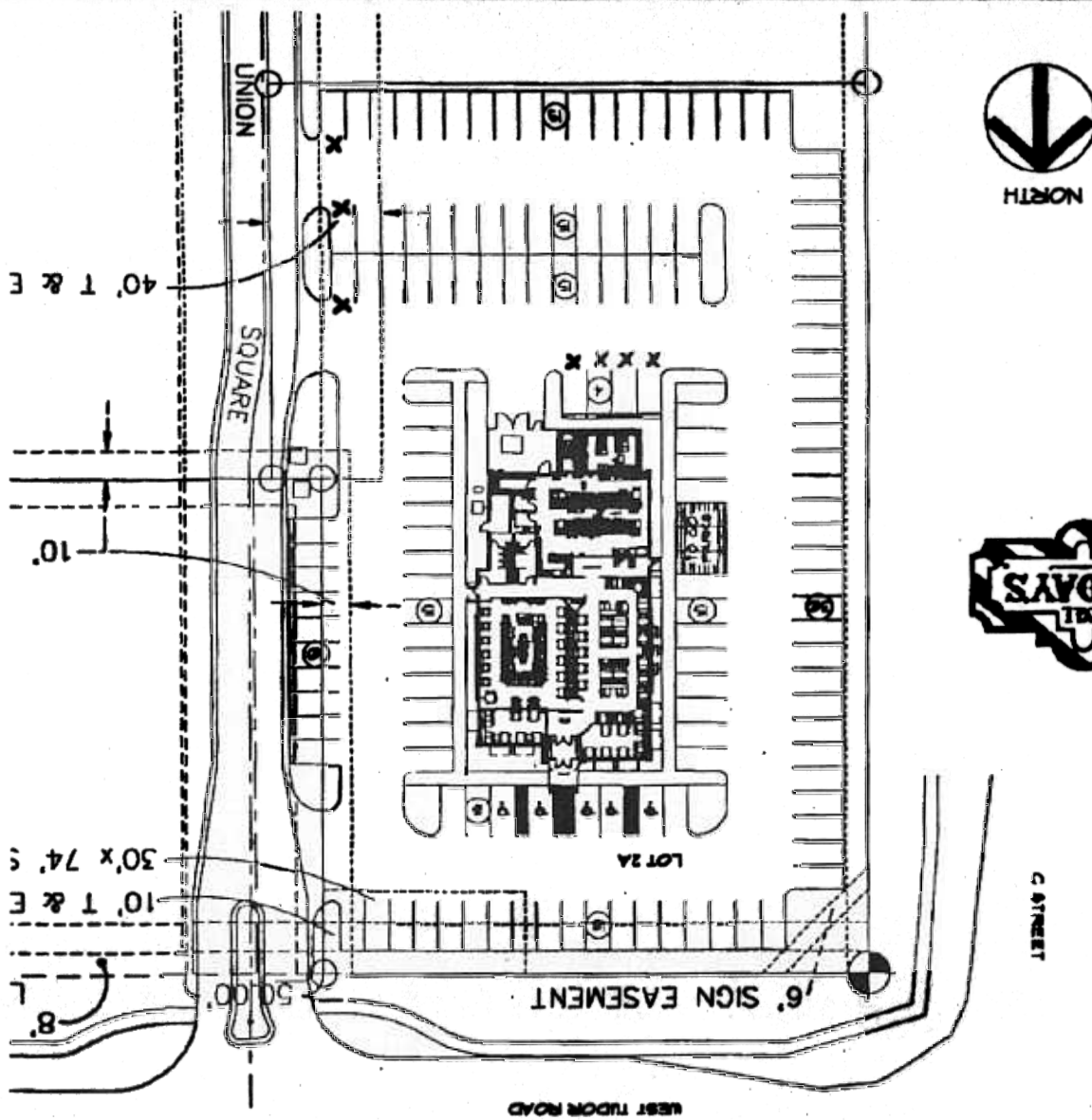
The Spenard Community Council considered the application for conditional use on April 2, 2003, and approved the application by a vote of 12 to 2.

I thank you for your time and courtesies in this matter and should you have any questions or concerns please feel free to contact me at anytime.

Sincerely,


Woodrow W. Bean III

P 6 K Carlson Restaurants Worldwide



P6K- PROTOTYPE
ANCHORAGE, ALASKA
OPTION "2B" SITE PLAN
BLDG. 6,961 SQ. FT.
154 ACRES
149 PARKING SPACES
PLAN SCALE: 1" = 60'-0"
DATE: SEPT. 4, 2002

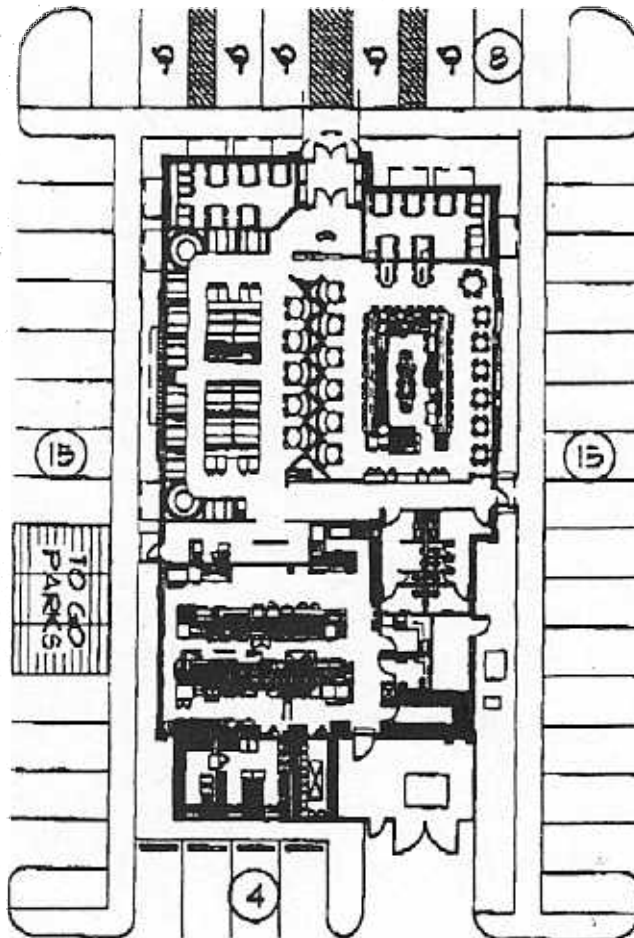
| SEATING COUNT | | 6,961 sq.ft. |
|------------------|----|--------------|
| DINING | | 36 seats |
| 4-top Booth | 9 | 36 seats |
| 4-top Table | 16 | 64 seats |
| 5-top Oval | 11 | 55 seats |
| 5-top Booth | 6 | 30 seats |
| 5-top Booth | 2 | 12 seats |
| 4-top Cfg. Table | 2 | 8 seats |
| 6-top Table | 1 | 6 seats |
| TOTAL | | 241 seats |
| BAR | | 75 seats |
| VESTIBULE | | 8 seats |
| TOTAL SEATS | | 264 seats |
| BAR STANDING | | 36 |
| TOTAL OCCUPANCY | | 300 |

- 6000 UTILITY REQUIREMENTS
- ELECTRICAL: 1200 AMP, 120/208V, 3 PHASE/4 WIRE
 - NATURAL GAS: 4 INCH LINE, 23180 CFH
 - WATER (POTABLE): 2" LINE - 90 GPM
 - WATER (FIRE PROTECT.): 6" LINE OR 60 PSI
 - SANITARY SEWER: 6" LINE - 400 GPM
 - TELEPHONE: 2" CONDUIT
 - HVAC: 1 TON PER 125 SF.

Carlson Restaurants Worldwide



LOT 2A



OPTION "2B" PLAN
P6K-PROTOTYPE
ANCHORAGE, ALASKA
PARTIAL SITE PLAN

BLDG. 6,961 SQ. FT.

1.34 ACRES

149 PARKING SPACES

PLAN SCALE: 1" = 30'-0"

DATE: SEPT. 4, 2002



NORTH



SEATING COUNT

| | |
|------------------|----------------|
| BQ. FOOTAGE | 6,961 sq./L |
| DINING | |
| 2-top Banquet | 10 = 36 seats |
| 4-top Booth | 9 = 36 seats |
| 4-top Table | 16 = 64 seats |
| 8-top Oval | 1 = 99 seats |
| 8-top Booth | 6 = 36 seats |
| 8-top Booth | 3 = 12 seats |
| 4-top Cig. Table | 2 = 8 seats |
| 6-top Table | 1 = 6 seats |
| TOTAL | 62 = 241 seats |
| BAR | 75 seats |
| VESTIBULE | 8 seats |
| TOTAL SEATS | 264 seats |
| BAR STANDING | 35 |
| TOTAL OCCUPANCY | 300 |

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

| | | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | SUBJECT OF AGENDA DOCUMENT Out In the Boonies, Inc. (dba T.G.I. Fridays Restaurant), Alcoholic Beverage Dispensary Restaurant Conditional Use in the I-1 (Light Industrial District) per AMC 21.40.200 B.1(k); located on Lot 2A, Tudor Business Park Subdivision; generally located at southeast corner of Tudor Road and "C" Street. (Spenard Community Council) (Case 2003-054) | DATE PREPARED 04/04/03 INDICATE DOCUMENTS ATTACHED <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM |
| 2 | DEPARTMENT NAME Planning Department | DIRECTOR'S NAME Susan R. Fison, Director |
| 3 | THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver | HIS/HER PHONE NUMBER 343-7939 |
| 4 | COORDINATED WITH AND REVIEWED BY | INITIALS |
| 5 | Mayor | DATE |
| | Heritage Land Bank | |
| | Merrill Field Airport | |
| | Municipal Light & Power | |
| | Port of Anchorage | |
| | Solid Waste Services | |
| | Water & Wastewater Utility | |
| 4 | Municipal Manager | |
| | Cultural & Recreational Services | |
| | Employee Relations | |
| | Finance, Chief Fiscal Officer | |
| | Fire | |
| | Health & Human Services | |
| | Office of Management and Budget | |
| | Management Information Services | |
| | Police | |
| 2 | Office of Planning, Development, & Public Works | |
| | Development Services | |
| | Facility Management | |
| 1 | Planning | |
| | Project Management & Engineering | |
| | Street Maintenance | |
| | Traffic | |
| | Public Transportation Department | |
| | Purchasing | |
| 3 | Municipal Attorney | |
| | Municipal Clerk | |
| | | |
| | | |
| 5 | SPECIAL INSTRUCTIONS/COMMENT Pre-advertised for April 22, 2003 Assembly Meeting | |
| 6 | ASSEMBLY MEETING DATE REQUESTED | PUBLIC HEARING DATE REQUESTED April 22, 2003 |

00-002(7/98)

LIQUOR LICENSE APPLICATION TRANSFER

PAGE 1 OF 2

State of Alaska
Alcoholic Beverage Control Board
550 W. Seventh Avenue, Suite 540
Anchorage, Alaska 99501
(907) 269-0350 FAX (907) 272-9412
www.abc.revenue.state.ak.us

This application is for: ☒ Two Year ☐ Two Six month periods in each year of the biennial period
beginning _____ and ending _____

| SECTION A. LICENSE INFORMATION Must be completed for all types of applications. | | | | | FEES | |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------|---------------------------|---------------------------|---------------------------------------------------------------------------|----------|
| Type of Application: <input checked="" type="checkbox"/> Transfer of License Holder <input checked="" type="checkbox"/> Relocation | License Type Beverage Dispensary | Statute Reference Sec. 04.11.090 | License Year 2003-2004 | Federal EIN 92-0171617 | Filing Fee | \$100.00 |
| | Current Liquor License Number 2024 | Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage | | | Total Submitted \$ 100.00 | |
| Applicant's or transferee's name and mailing address as it should appear on the license: | | Doing Business As (Business Name) T.G.I. Fridays | | | Community Council Name(s) & Mailing Address (If applicable) | |
| Out In The Boonies, Inc. 4240 Old Seward Hwy., Ste. 13 Anchorage, Alaska 67202 | | Street Address or Location of Business C Street and Tudor Lot 2A, Sec. 31, T13N, R3W | | | Spenard Community Council 3309 Spenard Road Anchorage, Alaska 99503 | |
| | | City Anchorage | | | | |
| | | Business Telephone Number 907-279-9333 | | | | |

| | | |
|------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name to be used on public sign or advertising: T.G.I. Fridays | | Is location of premises greater than or less than 50 miles from the boundaries of an incorporated city, borough or unified municipality? <input type="checkbox"/> Greater than 50 miles <input type="checkbox"/> Less than 50 miles <input checked="" type="checkbox"/> Not applicable |
| Closest school grounds: Willow Crest Elementary | Distance measured under: <input type="checkbox"/> AS 04.11.410 OR | |
| Closest church: House of Prayer | <input type="checkbox"/> Local ordinance No. _____ | |

Premises to be licensed is:
☐ Existing facility ☐ New building ☒ Proposed building
☒ Plans submitted to Fire Marshall (required for new & proposed buildings)
☒ Diagram of premises attached

| SECTION C. TRANSFER INFORMATION. | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Regular Transfer <input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents. <input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670. | Name and Mailing Address of Current Licensee West Fork, Inc. P.O. Box 100861 Anchorage, Alaska 99510 Business Name (dba) BEFORE transfer Klondike Kate's Bare Trap Saloon Street Address or Location BEFORE transfer 6119 Seward Hwy., Anchorage |

SECTION D. Individual, corporate officer, limited liability organization member, manager or partner background.
 Does any individual, corporate officer or limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

☒ Yes If yes, complete the following. Attach additional sheets if necessary. ☐ No

| Name | Name of Business | Type of License | Business Street Address | State |
|--------------|-----------------------|-------------------------|-------------------------|--------|
| Eric Harstad | Villa Nova Restaurant | Restaurant/Eating Place | 5121 Arctic, Ste. 1 | Alaska |
| Eric Harstad | Eric's Restaurant | Restaurant/Eating Place | 11541 Old Seward Hwy. | Alaska |

Has any individual, corporate officer, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☐ Yes If yes, attach written explanation ☒ No

| | | |
|-----------------|---------------|----------------------|
| Office use only | | |
| License Number | Date Approved | Director's Signature |
| | | |

Corporations must be registered with the Alaska Department of Community and Economic Development.

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------|-------------------------------------|
| Name of Corporation Out In The Boonies, Inc. | | Telephone Number (907) 279-9333 | Fax Number (907) 279-7744 |
| Corporate Mailing Address: 4240 Old Seward | City Anchorage | State Alaska | Zip Code 99503 |
| Name, mailing address & telephone number of registered agent Eric Harstad 11541 Old Seward Hwy. Anchorage, Alaska 99515 | | Date of Incorporation OR Date of Certificate of Authority March 23, 2000 | State of Incorporation Alaska |
| Is the corporation in compliance with the reporting requirements of Title 10 of the Alaska Statutes? X Yes <input type="checkbox"/> No If no, attach written explanation. | | | |

Corporate Officers (Must include President, Vice-President, Secretary and Treasurer)

| Name | Title | Home Address & Telephone Number | Date of Birth | Work Telephone Number |
|------------------|----------------|--------------------------------------------------------|---------------|-----------------------|
| R. Bruce Burnett | Pres. | 4640 Sandy Beach, Anchorage 99502 907-248-1062 | 04/18/48 | 907-279-9333 |
| Eric Harstad | C.O.O & Treas. | 11541 Old Seward Hwy., Anchorage 99515 907-250-3389 | 04/10/59 | 907-250-3389 |
| Josef Boem | V.P. & Sec. | 300 Oceanview, Anchorage 99515 907-345-5301 | 01/29/44 | 907-276-7201 |

Corporate Directors & Stockholders with a 10% or more interest. Attach additional sheets if necessary.

| Name | Home Address | Telephone Number | Percentage (%) of shares |
|------------------|----------------------------------------|------------------|--------------------------|
| R. Bruce Burnett | 4640 Sandy Beach, Anchorage 99502 | 907-248-1062 | 33.333 |
| Eric Harstad | 11541 Old Seward Hwy., Anchorage 99515 | 907-250-3389 | 33.333 |
| Josef Boehm | 300 Oceanview, Anchorage 99515 | 907-345-5301 | 33.333 |

Note: On a separate sheet provide information on ownership of corporations, partnerships and/or limited liability organizations that are shareholders of the licensee.

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- The undersigned certifies on behalf of the corporation, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

| | | | |
|-----------------------------------------------------------------------------|--|-----------------------------------------------------------------------------|--|
| SIGNATURE OF CURRENT LICENSEE(S) | | SIGNATURE OF TRANSFEREE(S) | |
| Signature <i>Thomas H. Dahl</i> | | Signature <i>Robert B Burnett</i> | |
| Name & Title (Please Print) | | Name & Title (Please Print) <i>Robert B Burnett President</i> | |
| Signature | | Signature | |
| Name & Title (Please Print) | | Name & Title (Please Print) | |
| Subscribed and sworn to before this <u>5</u> day of <u>February</u> , 2003. | | Subscribed and sworn to before this <u>6</u> day of <u>February</u> , 2003. | |
| <i>Kisha C. Keene</i> | | <i>Kisha C. Keene</i> | |
| Notary public in and for the State of Alaska | | Notary public in and for the State of Alaska | |
| My Commission expires: <u>2/19/06</u> | | My Commission expires: <u>3/19/06</u> | |

Reviewing Agency Comment Summary

Case No.: 2003-054

| Agency | Comments Included in Packet | No Comments and/or Objections | No Response |
|-------------------------------------|--------------------------------|----------------------------------|-------------|
| Air Pollution Control | | | |
| Alaska DEC | | | |
| Alaska Division of Parks | | | |
| Alaska DOT/PF | | X | |
| Anchorage Police Department | | | |
| AWWU | X | | |
| Code Enforcement | | | |
| Development Services | | X | |
| DHHS Environmental | | | |
| DHHS Social Services | | | |
| Federation of Community Councils | | | |
| Fire Prevention | | | |
| Flood Hazard | | | |
| Historic Properties | | | |
| ML&P | | | |
| On-Site Water & Wastewater | | | |
| Parks and Recreation | | | |
| Physical Planning | | | |
| Project Mgt & Engineering | | | |
| Right-of-Way | | X | |
| School District | | | |
| Transit | | X | |
| Treasury | X | | |
| Traffic Department | | X | |

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

M E M O R A N D U M

DATE: March 12, 2003

TO: Zoning and Platting Division, DCPD

FROM: Hallie Stewart, Engineering Technician

SUBJECT: PLANNING & ZONING Commission Public Hearing of April 22, 2003
AGENCY COMMENTS DUE March 25, 2003

RECEIVED
MAR 12 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

AWWU has reviewed the subject material and has the following comments.

03-054 Tudor Business Park, Lot 2A (conditional use) Grid 1830

1. AWWU water mains are located within the West Tudor Road and A Street rights-of-way.
2. AWWU sanitary sewer mains are located within the West Tudor Road right-of-way and recently installed mains are located within the A Street right-of-way and within the easement located on the east portion of Lot 2A-1 and the west portion of Lot 1A.
3. AWWU has no comments on the conditional use request to allow a restaurant serving alcohol.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.



MUNICIPALITY OF ANCHORAGE

MEMORANDUM

2003-054
Treasury
RECEIVED
FEB 24 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: February 21, 2003
TO: Eileen Pierce, Zoning & Platting
FROM: Daisy VanNortwick, Revenue Officer *[Signature]*
THRU: Michael Mullane, Principal Administrative Officer *[Signature]*
Subject: Liquor License Conditional Use Application

Attached application for Out in the Boonies Inc. has been reviewed, and I found no reason to protest it.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

FAKE COPY

February 25, 2003

RE: MOA Zoning Comments

Mr. Jerry Weaver, Platting Officer
Department of Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED
FEB 26 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

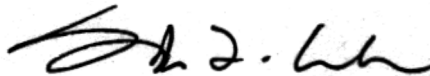
Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following cases and has no comment:

2003-054 Tudor Business Park Subdivision/Conditional Use: alcohol
2003-055 Ordinance amending Title 21 AMC
2003-056 500 W. International Airport Rd-S. Terminal/Conditional Use: transfer alcohol license
2003-057 South Addition Block 24 1200L ST / Conditional Use: alcohol

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook
Area Planner

/eh

RECEIVED

FEB 19 2003

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF COMMUNITY DEVELOPMENT



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 02-19-03

Case: 2003-054

Flood Hazard Zone: C

Map Number: 0241

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ have no comments on this case.

Reviewer: Jack Puff



MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works
Development Services Department



MEMORANDUM

DATE: March 14, 2003
TO: Community Planning and Development
THRU: Jack L. Frost, Jr., Right of Way Supervisor *JL*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of April 22, 2003.

RECEIVED
MAR 18 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Right of Way has reviewed the following case(s) due March 25, 2003.

- 03-054** Tudor Business Park, Lot 2A, grid 1830
(Conditional Use, Restaurant Serving Alcohol)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 03-056** Anchorage International Airport, South Terminal. Grid 1824
(Conditional Use, Liquor License)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Pierce, Eileen A

2003-054

From: Staff, Alton R.
Sent: Tuesday, February 25, 2003 4:51 PM
To: Ayres, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Review

Public Transportation has no comment on zoning cases 2003-054 through 059

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor



MUNICIPALITY OF ANCHORAGE
Traffic Department



RECEIVED

MAR 19 2003

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

MEMORANDUM

DATE: March 12, 2003
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THROUGH: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Traffic Engineering Technician
SUBJECT: Comments, Assembly Public Hearing, April 22, 2003

03-054

**Tudor Business Park, Conditional Use to permit a restaurant
serving alcohol; Grid 1830**

Traffic has no comment.

03-056 **Anchorage International Airport-South Terminal; Conditional Use
to permit a liquor license; Grid 1824**

Traffic has no comment.




AFFIDAVIT OF POSTING

CASE NUMBER: 03-054

I, Woodrow W. Bean III hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Out in the Boonies, Inc.. The notice was posted on 2-23-03 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 18th day of March, 2003


Signature

LEGAL DESCRIPTION

Tract or Lot 2A

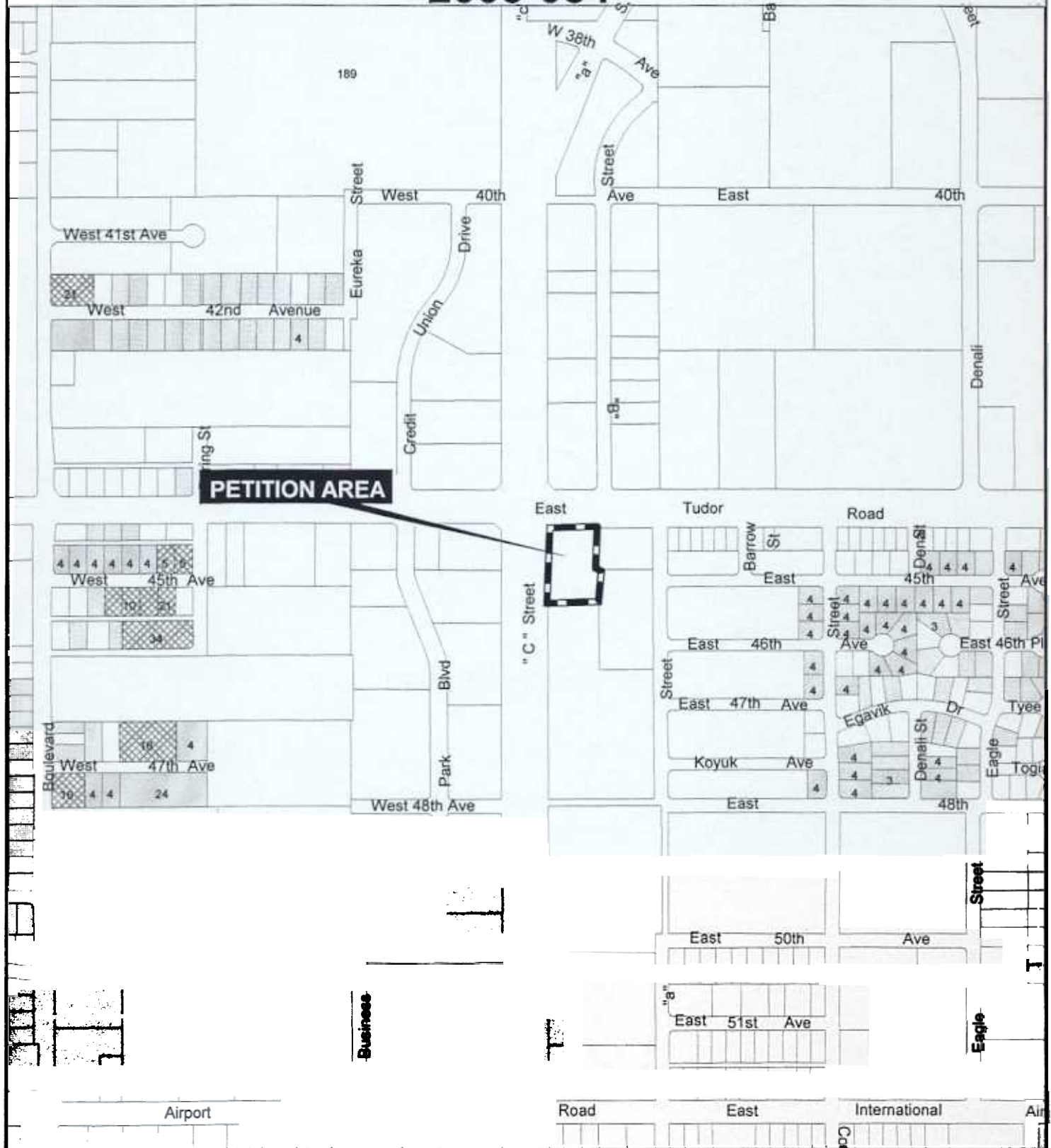
Block 31

Subdivision Tudor Business Park Subdivision

jtw G:\CPD\Public\FORMS\Other\Doc\AOP.DOC

CONDITIONAL USE-LIQUOR

2003-054



Municipality of Anchorage
Planning Department



Date: FEBRUARY 14, 2003



Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA

PARCEL INFORMATION

OWNER
 UNION SQUARE DEVELOPMENT
 COMPANY LLC

 390 PEPPERTREE LOOP
 ANCHORAGE AK 99504 4844
 Deed 3754 0000037
 CHANGES: Deed Date Jan 17, 2001
 Name Date Sep 17, 2001
 Address Date Jun 20, 2001

PARCEL
 Parcel ID 009-151-26-000
 Status
 Renumber ID 000-000-00-000-00
 Site Addr 190 W TUDOR RD
 Comm Concl
 Comments REF 009-151-22.23
 UCIOA 2001-058424-0 2001-111

01

TAX INFO
 2003 Tax 9,595.40 Balance 0.00 District 003

LEGAL
 TUDOR BUSINESS PARK
 LT 2A
 UNION SQUARE
 Unit SQFT 67,216
 Plat 010106
 Zone I1 Grid SW1830

HISTORY

| | Year | Building | Land | Total |
|--------------|------|----------|---------|---------|
| Assmt Final | 2001 | 0 | 0 | 0 |
| Assmt Final | 2002 | 0 | 559,500 | 559,500 |
| Assmt Final | 2003 | 0 | 559,500 | 559,500 |
| Exemptions | | | | 0 |
| State Credit | | | | 0 |
| Tax Final | | | | 559,500 |

PROPERTY INFO

| # | Type | Land Use |
|----|------------|-------------|
| 01 | COMMERCIAL | VACANT LAND |

SALES DATA

| Mon | Year | Price | Source | Type |
|-----|------|-------|--------|------|
| | | | | |

LAND & COMMON PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal TUDOR BUSINESS PARK
LT 2A
UNION SQUARE

Parcel 009-151-26-000

01 of 01

Owner UNION SQUARE DEVELOPMENT
COMPANY LLC

Site Addr 190 W TUDOR RD

390 PEPPERTREE LOOP
ANCHORAGE AK 98504

LAND INFORMATION

Land Use VACANT LAND

Class COMMERCIAL

Living Units 125

Community Council

Entry: Year/Quality 07 1988 LAND ONLY
01 1980 0

Access Quality GOOD

Access Type

Leasehold (Y=Leasehold)

Drainage POOR

Front Traffic HIGH

Street PAVED

Topography HIGH LEVEL

Utilities PUBLIC WATER P11 11C SFWFF

Wellsite N

Wet Land DEVELOPMENT

CONDOMINIUM INFORMATION

Common Area 0

Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal TUDOR BUSINESS PARK
 Site Addr 190 W TUDOR RD
 Property Info # Descr VACANT LAND

Parcel 009-151-26-000

01 of 01

#

01

Owner UNION SQUARE DEVELOPMENT

RESIDENTIAL STRUCTURE INFORMATION

Style
 Exterior Walls
 Year Built
 Remodeled
 Effective Year Built
 Heat Type
 Heat System
 Fuel Heat Type
 Extra Value
 Grade
 Cost&Design Factor
 Condition

Story Height
 Total Rooms
 Bed Rooms
 Recreation Rooms
 Full Baths
 Half Baths
 Additional Fixtures
 Fireplace Stacks
 Openings
 Free Standing
 E-Z Set Fireplace

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

| Basement | 1st Floor | 2nd Floor | 3rd Floor | Area |
|----------|-----------|-----------|-----------|------|
| | | | | |

OTHER BUILDINGS & YARD IMPROVEMENTS

| Type | Qty | Yr Built | Size | Grade | Condition |
|------|-----|----------|------|-------|-----------|
| | | | | | |

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal TUDOR BUSINESS PARK
LT 2A
UNION SQUARE

Parcel 009-151-26-000

01 of 01

01

Owner UNION SQUARE DEVELOPMENT
COMPANY LLC

Site Addr 190 W TUDOR RD
Prop Info # VACANT LAND

390 PEPPERTREE LOOP
ANCHORAGE AK 99504

BUILDING INFORMATION

Structure Type
Building SQFT
Year Built
Grade

Effective Year Built

Property Information # 01
Building Number
Identical Units
Number of Units

INTERIOR DATA

| Floor | Level | Partitions | Heat System | Air Conditioner | Plumbing | Physical Condition | Functional |
|-------|-------|------------|-------------|--------------------|----------|-----------------------|------------|
| | | | | | | | |

EXTERIOR DATA

| Floor | Level | Size | Perim | Use Type | Hgt | Wall Type | Const Type |
|-------|-------|------|-------|----------|-----|--------------|------------|
| | | | | | | | |

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type Qty Size1 Size2

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type Size/Amt Units Yr/Built Condition Funct/Utility

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal TUDOR BUSINESS PARK
LT 2A
UNION SQUARE

Parcel 009-151-26-000

01 of 01

01

Owner UNION SQUARE DEVELOPMENT
COMPANY LLC

Prop Info # VACANT LAND
Site Addr 190 W TUDOR RD

390 PEPPERTREE LOOP
ANCHORAGE AK 99504

BUILDING PERMITS

Permit # 03 5184

Class Type C

Class Use RESTAURANT

Date Mar 07, 2003

Address 190 W TUDOR RD

Cond Occ/Occ 00000000 00000000

Certification

Contract Type OWNER

Name UNION SQUARE DEVELOPMENT

E-mail

Phone () -

Fax

Address 390 PEPPERTREE LOOP

City/State/Zip ANCHORAGE AK 99504-4844

Project FRIDAYS

Sewer / Water PUBLIC PUBLIC

Work Type NEW

Work 7219 sq ft type VB restaurant all sprinklered and a/c

Description

CASES

2003-054

Case Number 2003-054

of Parcels 1

Hearing Date Friday, February 14, 2003

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal TUDOR BUSINESS PARK
LT 2A

Parcel 009-151-26-000

01 of 01

01

Property Info # Descr VACANT LAND

Site Address 190 W TUDOR RD

Current 01/17/01
UNION SQUARE DEVELOPMENT
COMPANY LLC
390 PEPPERTREE LOOP
ANCHORAGE AK 99504 4844

3rd //

Prev //

4th //

2nd //

5th //

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal TUDOR BUSINESS PARK
LT 2A
UNION SQUARE

Parcel 009-151-26-000 # 01 of 01

Owner UNION SQUARE DEVELOPMENT
COMPANY LLC

01

Site Addr 190 W TUDOR RD
Land Use VACANT LAND

390 PEPPERTREE LOOP
ANCHORAGE AK 99504

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS**APPRAISAL INFORMATION**

Legal TUDOR BUSINESS PARK
LT 2A
UNION SQUARE

Parcel 009-151-26-000 # 01 of 01

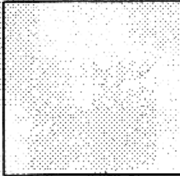
Owner UNION SQUARE DEVELOPMENT
COMPANY LLC

Site Addr 190 W TUDOR RD
Prop Info # VACANT LAND

390 PEPPERTREE LOOP
ANCHORAGE AK 99504

ASSESSMENT

Assessment

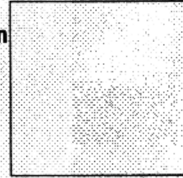


Description

Assessment Area
Original Assessment
Original Principal
Annual Payment
YTD Payment
Delinquent Payment
Unbilled Payment

RESOLUTION

Resolution



PLAT
010106

Status
Total Area

LAST PAYMENT INFORMATION

Date
Principal
Payment
Delinquent Interest
Penalty
Bond Interest
Cost

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal TUDOR BUSINESS PARK
LT 2A
UNION SQUARE

Parcel 009-151-26-000
Owner UNION SQUARE DEVELOPMENT
COMPANY LLC

01
#

Descr VACANT LAND
Site Addr 190 W TUDOR RD

390 PEPPERTREE LOOP
ANCHORAGE AK 99504 4844

REZONE

2003-054

Case Number 2003-054 # of Parcels 1 Hearing Date 02/14/2003
Case Type Assembly conditional use for a restaurant serving alcohol
Legal An Alcoholic Beverage Conditional Use for a Beverage Dispensary, Restaurant serving alcohol. TGI Friday's Restaurant. Tudor Business Park, Lot 2A, Union Square. Located at the southeast corner of Tudor Road and C Street.

PLAT

Case Number Action Type Grid Proposed Lots 0 Existing Lots
Action Date

PERMITS

03 5184

Permit Number 03 5184
Project FRIDAYS
Work Desc 7219 sq ft type VB restaurant all sprinklered and a/c
Use RESTAURANT

BZAP

Action No.
Action Date Resolution Status
Type

ALCOHOL LICENSE

Business Address Applicants Name
Conditions License Type
Status

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

ARC 2003-101

| | | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | SUBJECT OF AGENCY DOCUMENT Out In the Boonies, Inc. (dba T.G.I. Fridays Restaurant), Alcoholic Beverage Dispensary Restaurant Conditional Use in the I-1 (Light Industrial District) per AMC 21.40.200 B.1(k); located on Lot 2A, Tudor Business Park Subdivision; generally located at the southeast corner of Tudor Road and C Street. (Spenard Community Council) (Case 2003-054) | DATE PREPARED 04/04/03 INDICATE DOCUMENTS ATTACHED <input type="checkbox"/> AD <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM |
| 2 | DEPARTMENT NAME Planning Department | DIRECTOR'S NAME Susan R. Pison, Director |
| 3 | THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver | HIS/HER PHONE NUMBER 343-7939 |
| 4 | COORDINATED WITH AND REVIEWED BY | INITIALS |
| 5 | Mayor | DATE |
| | Heritage Land Bank | |
| | Merrill Field Airport | |
| | Municipal Light & Power | |
| | Port of Anchorage | |
| | Solid Waste Services | |
| | Water & Wastewater Utility | |
| 4 | Municipal Manager | <i>MTS</i> |
| | Cultural & Recreational Services | |
| | Employee Relations | |
| | Finance, Chief Fiscal Officer | |
| | Fire | |
| | Health & Human Services | |
| | Office of Management and Budget | |
| | Management Information Services | |
| | Police | |
| 2 | Office of Planning, Development, & Public Works | <i>MTS</i> |
| | Development Services | |
| | Facility Management | |
| 1 | Planning | <i>MTS</i> |
| | Project Management & Engineering | |
| | Street Maintenance | |
| | Traffic | |
| | Public Transportation Department | |
| | Purchasing | |
| 3 | Municipal Attorney <i>1693</i> | <i>JW</i> |
| | Municipal Clerk | |
| | | |
| 5 | SPECIAL INSTRUCTIONS/COMMENT Pre-advertised for April 22, 2003 Assembly Meeting <i>New Public Hearings</i> | |
| 6 | ASSEMBLY MEETING DATE REQUESTED | PUBLIC HEARING DATE REQUESTED April 22, 2003 |

M.O.A.
 2003 APR 16 PM 4:25
 CLERK'S OFFICE