

CLERK'S OFFICE
APPROVED
Date: 2-3-04

Submitted by:
Prepared by:
For reading

Chair of the Assembly at
the Request of the Mayor
Planning Department
February 3, 2004

Anchorage, Alaska
AR 2004-29

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE I-1 DISTRICT FOR A NEW BEVERAGE DISPENSARY- TOURISM LICENSE PER AMC 21.40.200 B.1.K; LOCATED ON LOT 4, TUDOR BUSINESS PARK SUBDIVISION; SITE ADDRESS BEING 140 WEST TUDOR ROAD, GENERALLY LOCATED ON THE WEST SIDE OF "A" STREET, SOUTH OF TUDOR ROAD.

(Case 2004-033)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the I-1 District for a new Beverage Dispensary-Tourism use per AMC 21.40.200 B.1.k; located on Lot 4, Tudor Business Park Subdivision; site address being 140 West Tudor Road, generally located on the west side of "A" Street and south of Tudor Road, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the I-1 District for a new Beverage Dispensary - Tourism Use License per AMC 21.40.200 B.1.k is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of this modification of the existing conditional use permit for a final conditional use approval for a new beverage dispensary - tourism use in the I-1 District.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the I-1 District for a Beverage Dispensary-Tourism Use per AMC 21.40.200B.1.k for 52 non-fixed seats in the manager's reception and banquet areas, and gift shop within a 122-guest room hotel, for the Homewood Suites, located on Lot 4, Tudor Business Park Subdivision.

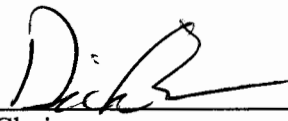
4. There shall be on-premise sale of alcohol beverages seven (7) days a week, Monday through Sunday, 10:00 AM to 2:00 AM for the gift shop and banquets/conferences, and 5:00 PM to 7:00 PM Monday through Thursday for the Manager's Reception. Liquor sales shall constitute no more than 30% of total gross receipts.
5. 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.).
6. 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.
7. 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.

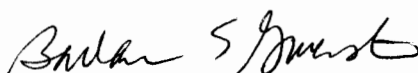
Section 3. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

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

PASSED AND APPROVED by the Anchorage Assembly this 3rd
day of February 2004.

ATTEST:


Chair


Municipal Clerk

(Case 2004-033)
(009-151-28)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 79-2004

Meeting Date: February 3, 2004

From: Mayor

Subject: AR 2004-29 Alcoholic Beverages Conditional Use in the I-1 District
for a New Beverage Dispensary - Tourism Use per AMC
21.40.200 B.1.k for the Homewood Suites Hotel.

1 Stonebridge Companies, 365 LLC, dba Homewood Suites Hotel, has made application for
2 an alcoholic beverages conditional use permit for a beverage dispensary - tourism use per
3 AMC 21.40.200 B.1.k for the hotel currently under construction. Homewood Suites is
4 located at 140 West Tudor Road. The hotel is being constructed under a conditional use
5 approval granted by the Planning and Zoning Commission on March 3, 2003 by planning
6 case 2003-035.

7
8 The petition property is a 2.9 acre commercial lot located two lots south of the northeast
9 corner of "A" Street and Tudor Road. It contains a four-story 122-room hotel.

10
11 Alcoholic beverages will be served in the reception room for the manager's evening
12 reception for hotel guests from 5:00 PM to 7:00 PM, Monday through Thursday with a
13 maximum 52 non-fixed seats. Alcohol will be dispensed from the gift shop from 10 AM to
14 2:00 AM, Monday through Sunday. The manager's reception will include complimentary
15 beer, wine and light dinner items. There will be sales of beer and wine for banquets, and
16 the gift shop will only sell small quantities of beer and wine from their cooler. There will
17 be no mini-bars in the hotel rooms. All of the employees and managers involved in
18 beverage dispensing and sales will be trained in accordance with the Alcoholic Beverage
19 Control Board's Liquor Server Awareness Training.

20
21 The sale of alcoholic beverages will represent 30% of the ratio of alcohol beverage sales to
22 food sales.

23
24 AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of
25 1,000 feet of the proposed conditional use be provided. There are seven (7) Beverage
26 Dispensary Licenses within 1,000 feet of the petition site. One of these Beverage
27 Dispensary Licenses is a duplicate license, and one is a Beverage Dispensary-Tourism
28 License. Approving this beverage dispensary-tourism use and license will add an
29 additional Beverage Dispensary - Tourism Dispensary License to this 1000-foot radius.
30 There are no schools or churches within 200 feet of the petition site.

1
2 Anchorage Police Department reports no incidents for this address within the prior two-
3 year period. This conditional use for the duplicate Beverages Dispensary-Tourism License
4 in the I-1 District generally meets the applicable provisions of AMC 21.50.020, 21.50.160,
5 and Alaska Statute 04.11.090.
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7
8 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

9 Concur: Donald S. Alspach, Acting Director, Planning Department

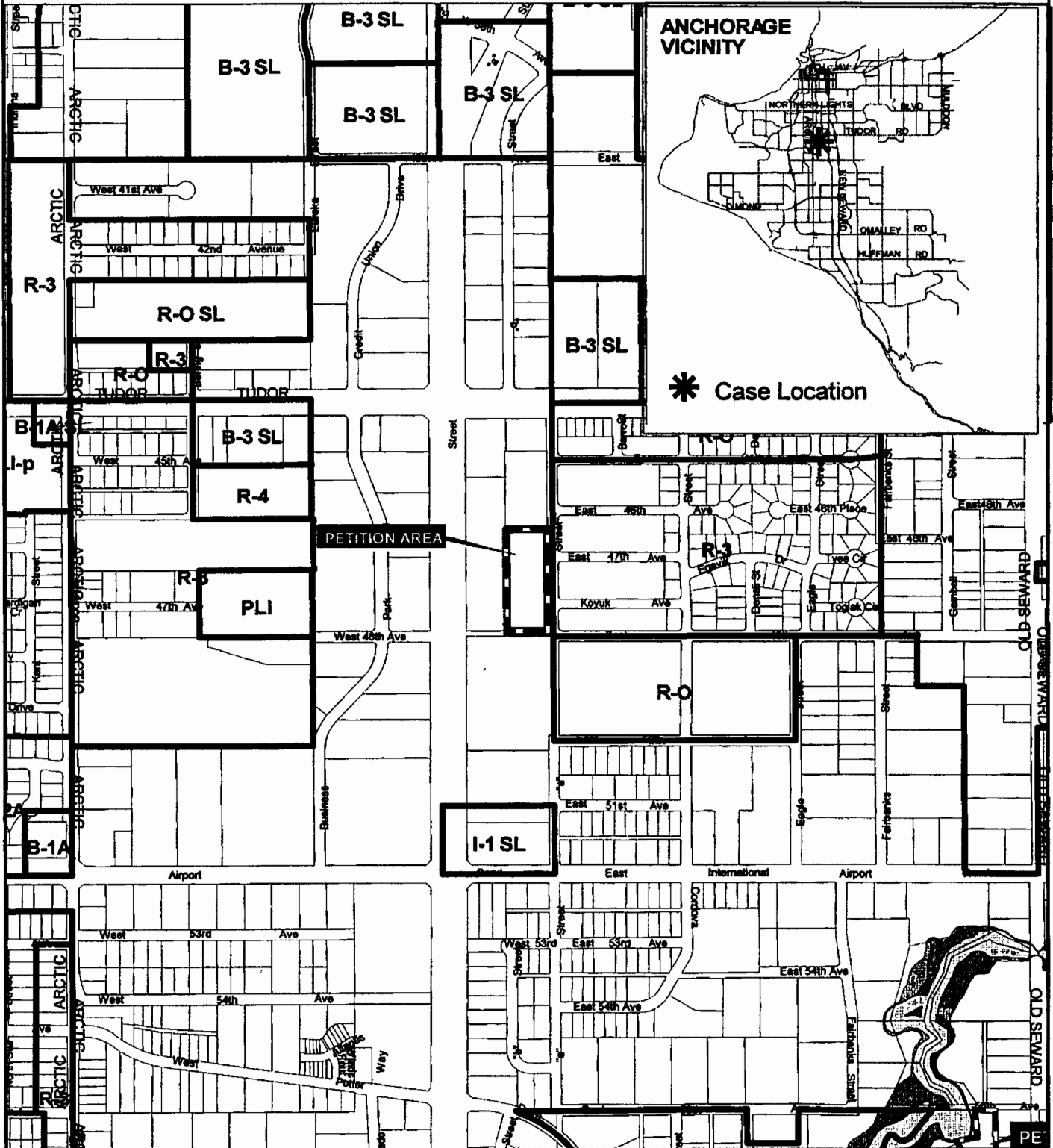
10 Concur: Mary Jane Michael, Director, Office of Economic & Community
11 Development

12 Concur: Denis C. LeBlanc, Municipal Manager

13 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE - LIQUOR

2004-033



Municipality of Anchorage
Planning Department



Date: DECEMBER 18, 2003

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

001

Content Information**Content ID :** 001487**Type:** AR_AllOther - All Other Resolutions

Alcoholic Beverages Conditional Use in the I-1 District for a New

Title: Beverage Dispensary - Tourism Use per AMC 21.40.200 B.1.k for the Homewood Suites Hotel.**Author:** weaverjt**Initiating Dept:** Planning

Alcoholic Beverages Conditional Use in the I-1 District for a New

Description: Beverage Dispensary - Tourism Use per AMC 21.40.200 B.1.k for the Homewood Suites Hotel.**Date Prepared:** 1/23/04 1:04 PM**Director Name:** Donald S Alspach**Assembly Meeting** 02/03/04**Date MM/DD/YY:****Public Hearing Date** 02/03/04**MM/DD/YY:****Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	1/23/04 1:07 PM	Checkin	weaverjt	Public	001487
Planning_SubWorkflow	1/26/04 1:18 PM	Approve	alspach	Public	001487
MuniManager_SubWorkflow	1/30/04 11:31 AM	Approve	leblancdc	Public	001487
MuniMgrCoord_SubWorkflow	1/30/04 11:33 AM	Approve	katkusja	Public	001487

NEW PUBLIC HEARINGS

2004 JAN 30 PM 2:00
 CLEARANCE
 M.O.A.