

# MUNICIPALITY OF ANCHORAGE



Planning Department  
Current Planning Division

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*Mayor Dave Bronson*

November 21, 2022

LaQuita Chmielowski, P.E.  
DOWL  
Senior Land Use Planning Manager  
5015 Business Park Boulevard #4000  
Anchorage, Alaska 99503

SUBJECT: Administrative Review of a Minor Amendment to an Approved  
Major Site Plan Review

Legal Description: Gateway Sub, Tract A, Frag Lot 17B-4 (Plat 2012-26)  
Address: 1074 North Muldoon Road  
Tax Parcel #: 006-441-40  
Zoning: B-3 SL per AO 2007-54  
Land Area: 15.067 acres  
Grid Number: SW1140

Dear Ms. Chmielowski:

The Planning Department has reviewed your proposed changes to the Tikahtnu Common Site Plan.

On April 9, 2007, the Planning and Zoning Commission approved the Tikahtnu Commons Large Retail Establishment in the B-3 SL district with Case 2006-155 (PZC Resolution 2007-019). There is an existing vacant building on the east side of the site that originally was a Sam's Club. The proposed changes to this building for a Costco Business Center are to reorient and add parking spaces, add landscape islands, building additions, and repainting and building façade updates. These amendments to the overall site plan are small and do not substantially change the function of the commercial shopping center.

The Department finds that the proposal meets all the standards of approval for a minor amendment to a major site plan review, in accordance with AMC 21.03.180H., *Amendment to Approved Site Plans*.

The Administrative Review of a Minor Amendment to an approved Major Site Plan Review is APPROVED subject to:

1. Resolve with Planning, compliance with the required material boards for building elevations.
2. Resolve with Planning, bringing characteristics of use into conformance, as required by AMC 21.13.060C.
3. The future refueling station will need to meet current queuing requirements of AMC Title 21 and be oriented in a way that does not impact main access road signalized intersection ingress and egress.
4. Resolve with the Traffic Engineering Department:
  - a. The accessible parking spaces on Sheet C3.3 do not appear to meet ADA and Title 21 requirements for accessible aisle locations and orientation. The design appears to be a mix of parallel and perpendicular spaces in two of the perpendicular parking rows. Parallel space dimensions need to meet length requirements of AMC 21.07.090 Table 21.07-7. There are several spaces missing aisles.
  - b. Provide dimensions on Sheet C3.4 for circulation aisles from parking spaces to existing landscape islands to ensure that there is 24 feet for two-way circulation.

Sincerely,



Craig Lyon  
Planning Director