

Application for Administrative Site Plan Review

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) AK Rhodiola		Name (last name first) Albdour Motasem	
Mailing Address 1120 Huffman Rd, Ste 14		Mailing Address 506 E Fireweed Ln, Ste 1	
Anchorage, Ak		Anchorage, Ak	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
		(907) 339-9100	
E-mail akroseroot@gmail.com		E-mail dan@determinedesign.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 01802443000			
Site Street Address: 1120 Huffman rd			
Current legal description: (use additional sheet if necessary) THOMAS W SPERSTAD #1 BLK 1 LT 1A			
Zoning: B3	Acreage: 2.688	Grid #: SW2832	Underlying plat #: 850202

SITE PLAN APPROVAL REQUESTED	
Use: Light manufacturing	
<input checked="" type="radio"/> New SPR	<input type="radio"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

Signature



Owner



Representative

(Representatives must provide written proof of authorization)

Date

8/28/2024

Motasem Albdour

Print Name

Accepted by:	Fee:	Case Number: 2024-0103	Decision Date admin: 10/25/2024
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation(s):**

- | | | |
|---|--|--|
| <input type="checkbox"/> Large Lot Residential | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High | <input type="checkbox"/> Neighborhood Center |
| <input checked="" type="checkbox"/> Town Center | <input type="checkbox"/> Regional Commercial Center | <input type="checkbox"/> City Center |
| <input type="checkbox"/> Commercial Corridor | <input type="checkbox"/> Main Street Corridor | <input type="checkbox"/> Open Space |
| <input type="checkbox"/> Facilities and Institutions | <input type="checkbox"/> Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|---|---|
| <input type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development |
| <input type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks | <input type="checkbox"/> Community Facility |
| <input type="checkbox"/> Town Center | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Parks/open space | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve |
| <input type="checkbox"/> Commercial/Residential | <input type="checkbox"/> Commercial Recreation | | |
| <input type="checkbox"/> Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: _____

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- | | | | | |
|--------------------------------|---------------------------------------|--------------------------------------|--------------------------------|---|
| Wetland Classification: | <input checked="" type="radio"/> None | <input type="radio"/> "C" | <input type="radio"/> "B" | <input type="radio"/> "A" |
| Avalanche Zone: | <input checked="" type="radio"/> None | <input type="radio"/> Blue Zone | <input type="radio"/> Red Zone | |
| Floodplain: | <input checked="" type="radio"/> None | <input type="radio"/> 100 year | <input type="radio"/> 500 year | |
| Seismic Zone (Harding/Lawson): | <input type="radio"/> "1" | <input checked="" type="radio"/> "2" | <input type="radio"/> "3" | <input type="radio"/> "4" <input type="radio"/> "5" |

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- | | |
|--|--|
| <input type="checkbox"/> Rezoning - Case Number: | |
| <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s): | |
| <input type="checkbox"/> Conditional Use - Case Number(s): | |
| <input type="checkbox"/> Zoning variance - Case Number(s): | |
| <input type="checkbox"/> Land Use Enforcement Action for | |
| <input type="checkbox"/> Building or Land Use Permit for | |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage | |

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 1 copy required:
- ☐ Signed application (original)
 - ☐ Watershed sign off form, completed
 - ☐ 8 1/2" by 11" copy of site plan/building plans submittal
- 4 copies required:
- ☐ Signed application (copies)
 - ☐ Project narrative explaining:
 - ☐ the project
 - ☐ planning objectives
 - ☐ addressing the site plan review criteria on page 3 of this application
 - ☐ Site plan to scale depicting, with dimensions:

<input type="checkbox"/> building footprints	<input type="checkbox"/> parking areas	<input type="checkbox"/> vehicle circulation and driveways
<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading
<input type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input type="checkbox"/> freestanding sign location(s)
<input type="checkbox"/> required open space	<input type="checkbox"/> drainage	<input type="checkbox"/> snow storage area or alternative
 - ☐ strategy
 - ☐ trash receptacle location and screening detail
 - ☐ fences
 - ☐ significant natural features
 - ☐ easements
 - ☐ project location
 - ☐ Building plans to scale depicting, with dimensions:

<input type="checkbox"/> building elevations	<input type="checkbox"/> floor plans	<input type="checkbox"/> exterior colors and textures
--	--------------------------------------	---
 - ☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.



**ALASKA RHODIOLA
ENTERPRISES, LLC**

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Anchorage, AK 99517 USA
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Fax: +1 907 245 2212
Email: AKRoserooot@gmail.com

www.AKRoserooot.com

August 28, 2024

To Whom It May Concern:

I authorize Determine Design LLC of Anchorage, AK, to represent my company, Alaska Rhodiola Enterprises LLC, in regards to the Administrative Site Plan Review for Unit 14, at Huffman Square in Anchorage, AK.

Petra Illig
Owner
Alaska Rhodiola Enterprises LLC



Project Narrative for Administrative Site Plan Review

1. Introduction

Project Name: Alaska Rhodiola Capsule Supplement Manufacturing Facility

Project Description: The project involves establishing a manufacturing facility for producing Rhodiola dietary supplement capsules. The process includes extracting compounds from the Rhodiola rosea root using ethanol and water, concentrating the extract, and encapsulating the resulting powder. The facility will operate with minimal noise and no public access

Address: 1120 Huffman Rd., Ste. 14, Anchorage, AK

Location Details: The facility is located within a strip mall in the B-3 (General Business) zoning district.

2. Proposed Use and Activities

Primary Activity

The primary activity at the site is the manufacturing of *Rhodiola rosea* dietary supplement capsules using an ethanol and water extraction process to create a dry powder capsule.

Detailed Process Description

1. Rhodiola rosea root is cleaned, dried and ground by local farmers and transported to the facility.
2. Ethanol and water are added to the ground root and stirred for 2 hours at room temperature.
3. The extraction process is repeated three times.
4. Ethanol is removed from the extract using vacuum distillation equipment (rotavap).
5. The remaining water extract is processed in a mini spray dryer to produce a powder.
6. The powder is encapsulated using standard encapsulation equipment and packaged into jars containing 30 capsules each.



Products and Services

The facility will produce and package *Rhodiola rosea* dietary supplement capsules for online retail and wholesale distribution.

3. Site Plan Consistency

Precedent Plans and Land Use Approvals

See appendix 1 for Land Use Approvals.

The Land Use for this project is characteristic of Manufacturing, Light, defined by AMC 21.05.060B.5 as “a general manufacturing establishment that, because of the nature of its equipment, operations, processes, materials, and products, has little or no potential of creating noise, vibration, dust, smoke, fumes, odor, glare, or other environmental impacts on surrounding properties or uses. The scale and intensity of operations are limited by bulk controls and other use-specific standards such that it may be compatible in some commercial areas.”

A Manufacturing, Light facility with less than 5,000 square feet of gross floor area is permitted by administrative site plan review in the B-3 (General Business) zoning district subject to the use specific standards in AMC 21.05.060B.5.b. and AMC 21.05.060A.1.

Zoning Compliance

The project complies with the B-3 (General Business) zoning district requirements and the use is consistent with the characteristics of Manufacturing, Light as defined in AMC 21.05.060B.5 and AMC 21.05.060A.1.

4. Development and Design Standards

Site Layout and Design

The project space is approximately 1,200 square feet with a floor-to-ceiling height of 9 feet. The total building is 117,092 square feet and is zoned as B-3. Please see appendix 1



for the Municipality of Anchorage approved Land Use Classification for a manufacturing, light facility. The layout includes areas for extraction, solvent evaporation/concentration (rotavap), drying, encapsulation, packaging, and storage.

Building Specifications

- Size: 1,200 square feet
- Height: 9 feet floor to ceiling
- Architectural Style: Standard commercial/industrial interior within a strip mall

The site plan complies with all applicable development and design standards set forth in Title 21 of the Anchorage Municipal Code, including:

- Chapter 21.04, Zoning Districts: The establishment is situated in a B3 strip retail zone, which permits commercial and light industrial activities such as our manufacturing process. Please see appendix 1.
- Chapter 21.05, Use Regulations: The manufacturing of dietary supplements is a permitted use in the B3 zone. Please see appendix 1.
- Chapter 21.06, Dimensional Standards and Measurements: Our establishment occupies approximately 1,200 square feet with a floor-to-ceiling height of 9 feet, in compliance with zoning regulations.
- Chapter 21.07, Development and Design Standards: The site plan adheres to development and design standards, including proper storage of hazardous materials and compliance with safety regulations.

5. Traffic and Parking

Transportation Requirements

No public or customer traffic to the site will be generated by the facility and one or two employees will be on site per work shift. Supply shipments will be delivered monthly or bimonthly to the back door of the facility, and USPS or UPS shipments may be picked up from the site. A parking lot exists on the site; one or two spaces will be used for employee parking.

Parking Requirements



- Employee Parking: 1-2 parking spots will be needed per day.
- Customer Parking: None, as the facility is closed to the public.

6. Utilities and Services

Public Utilities

Standard city water, sewer, and electrical services will meet the facility's needs.

Waste Disposal

Ethanol waste will be collected and disposed of per Anchorage municipality regulations, ensuring it does not enter drain pipes. On-site trash dumpster will be used for all non-hazardous waste; any non-hazardous plant waste can be composted.

7. Environmental Impact

Impact on Adjacent Properties

No significant impacts are anticipated on adjacent properties due to the low volume, low waste, and non-intrusive nature of the manufacturing process.

Mitigation Measures

Adequate ventilation (minimum 120 CFM) and closed-system equipment will mitigate any potential environmental impacts. The floor drain is isolated from the production space to prevent the potential of an ethanol spill from entering drain pipes.

8. Safety and Hazardous Materials

Hazardous Materials Storage

- Material: Ethanol (NFPA Class IB Flammable)
- Storage: Approved 55-gallon drums, maximum two on site (110 gallons total)



Safety Compliance

Ethanol, classified as NFPA Class IB Flammable, will be stored in approved 55-gallon drums, with a maximum of two drums on site (totaling 110 gallons). As a low-volume manufacturing establishment, we operate well within NFPA, OSHA, and equipment manufacturers' safety requirements for a Class IB flammable liquid.

9. Employee and Customer Density

Employees

1-2 employees/contractors will be on-site per work shift.

Customer Density

No public or customer access.

10. Nuisances and Mitigations

Noise and Odor

- Noise: The equipment does not produce loud noises.
- Odor: The plant material does not have a noxious odor.

Ventilation

The vacuum distillation equipment (rotavap) used is a closed system that captures all ethanol, including fumes, thus not requiring exterior ventilation. The equipment manufacturer recommends 80 CFM of ventilation, and our site has a confirmed minimum of 120 CFM. The equipment does not generate loud noises, and the plant material does not have a noxious odor.

11. Economic and Community Impact



Economic Benefits

The project will support local farmers and create job opportunities within the community.

Community Health and Wellness

The production of dietary supplements contributes to community health and wellness by providing locally sourced health products.

12. Consistency with Comprehensive Plan Goals

Alignment with Goals

The project aligns with the comprehensive Municipality of Anchorage goals by promoting local agriculture, supporting small businesses, and ensuring environmentally responsible manufacturing practices.

13. Conclusion

Summary

The proposed project at 1120 Huffman Rd., Ste. 14, Anchorage, AK, involves establishing a manufacturing facility for Rhodiola dietary supplement capsules within a B-3 zoning district. The facility will use ethanol and water extraction methods to produce a dry powder from Rhodiola rosea root, which is then encapsulated and packaged. The operation, characterized as "Manufacturing, Light," will occupy 1,200 square feet and will not generate public traffic or significant environmental impacts. It will comply with zoning, development, and design standards, including proper hazardous material storage and waste disposal. The facility supports local agriculture, creates jobs, and contributes to community health while adhering to all safety and regulatory requirements.



Contact Information

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Anchorage, AK 99517
Brittney Moesel
Laboratory Manager
moeselchemistry@gmail.com
(907) 355-2838

13. Appendices

1. Zoning and Land Use Review
Planning Department, Municipality of Anchorage

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Thomas W Sperstad #1 Subdivision
- Project Location, Tax ID, or Legal Description: Block 1, Lot 1A (parcel #01802443000)
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X ~~KB~~ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

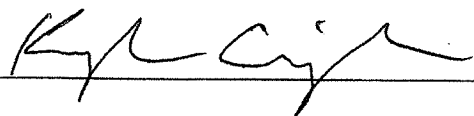
* *Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.*

ADDITIONAL INFORMATION:

- | | | | |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:



7/26/24



1 Site Plan
1" = 30'-0"

Site Data:
LEGAL: THOMAS W SPERSTAD #1
BLK 1117A
ADDRESS: 1120 HUFFMAN RD
CITY, STATE: ANCHORAGE, AK
ZONING: B3
LOT SIZE: 117,092 SF
GRID: SW28332
OWNER: HUFFMAN SQUARE LLC

TOTAL PARKING: 134 SPACE

GENERAL NOTES:
- SHOW REMOVAL AGREEMENT PROVIDED
- ALL UTILITIES TO BE LOCATED IN THE BACK AREA
(NOT SHOWN FROM THE STREET)

KEY - SYMBOL - LEGEND	
	PEDESTRIAN PATH
	LANDSCAPING
	LIGHT POLE
	DRAINAGE DIRECTION
	VEHICLE CIRCULATION

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

KEY - SYMBOL - LEGEND	
	NEW WALL
	EXISTING WALL
	FIRE EXTINGUISHER, PASSPORT COUNT 48" AFF (MEASURED TO GRF)
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHT, 90 MINUTE BATTERY
	EMERGENCY LIGHT, 90 MINUTE BATTERY
	EXTERIOR EGRESS LIGHT
	ELECTRIC OUTLET

Door Schedule					Hardware Group		Comments
Door #	Width x Height	Type	Door Material	Frame Material	WD	L	
1	35" x 80"	A	WD	WD	WD	L	

DOOR SCHEDULE LEGEND

WD: SOLID CORE WOOD

DOOR HARDWARE SCHEDULE LEGEND

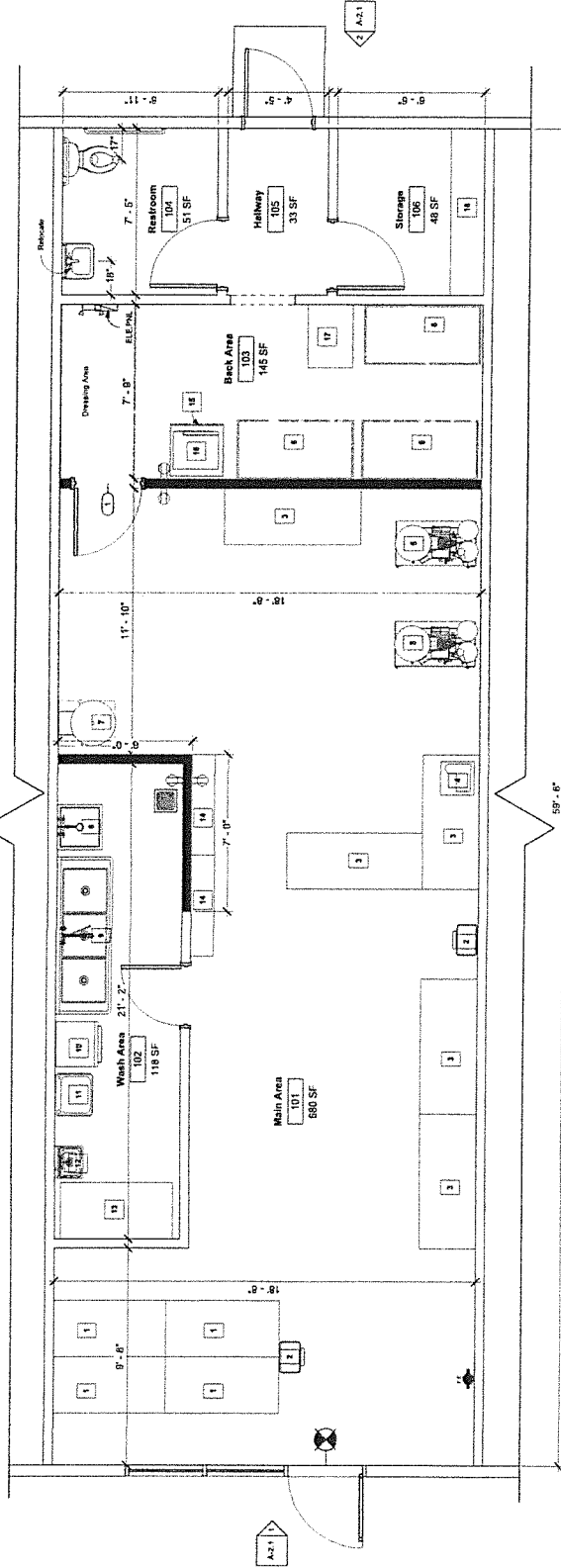
L: PASSAGE LATCH

DOOR TYPES	
ELEVATION	PLAN
	TYPE A FLUSH SINGLE LEAF, HINGED

DOOR TYPE
104" = 1'-0"

EQUIPMENT GUIDE

1	Lab Bench 302.5"
2	Lab Trash
3	Lab Bench 302"
4	Capillary Array Dymc
5	Rotary Evaporator
6	Desk 502.5"
7	Water Heater
8	MOP Sink 292"
9	3-Compartment Sink 702.5"
10	Dishwasher
11	Sink 27.5x27"
12	Sink 10'x10"
13	Standard Round Table for cleaning area 502.5"
14	Stall 12"
15	Mini Fridge
16	Microwave on top of the fridge
17	Mail Table, linked to drive
18	Heavy duty shelving, dry room, vents, bottles



1 1st Floor Plan
3/8" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



A-1.1.1



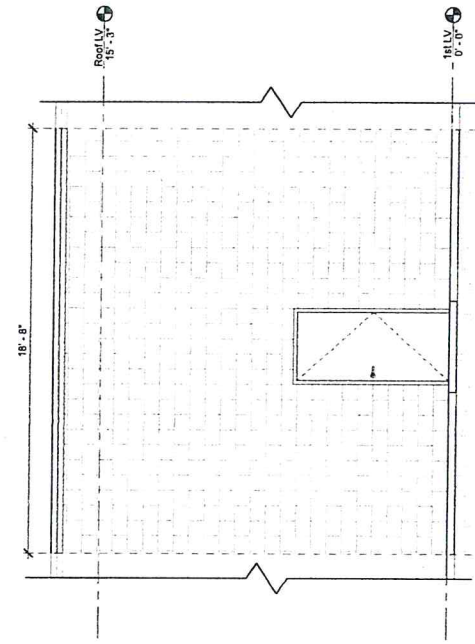
Determine Design LLC AECL1613
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Sheet Issue Date: 8/28/2024 12:07:03 PM
Drawn by: MO
Checked by: DHC

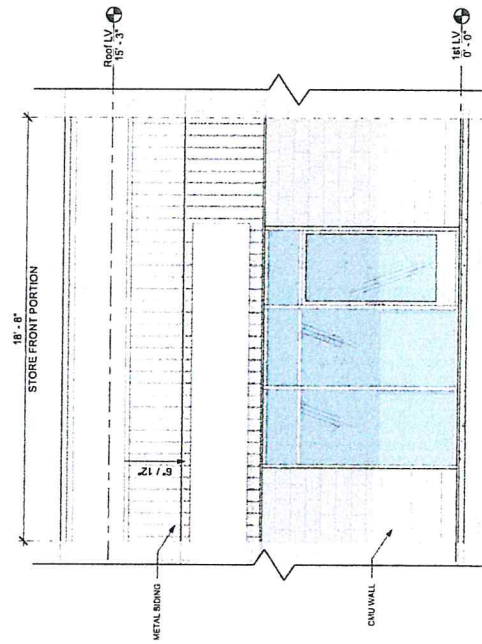


Project Title: AK RHODIOLA
Prepared for:
Sheet Title: Elevations
Address: 1120 Huffman Rd, STE 14

A-2.1



② Back Elevation
3/8" = 1'-0"



① Front Elevation
3/8" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

Site Data:
LEGAL: THOMAS W SPERSTAD #1
BLK 1 LT 1A
ADDRESS: 1120 HUFFMAN RD
CITY, STATE: ANCHORAGE, AK
ZONING: B3
LOT SIZE: 117,092 SF
PARCEL: 01802443000
GRID: SW2832
OWNER: HUFFMAN SQUARE LLC

TOTAL PARKING = 134 SPACE

GENERAL NOTES:
*SNOW REMOVAL AGREEMENT PROVIDED
*THE DUMPSTERS DO NOT NEED SCREENING
BECAUSE IT IS LOCATED IN THE BACK AREA
(NOT SHOWN FROM THE STREET)

KEY - SYMBOL - LEGEND

	PEDESTRIAN PATH
	LANDSCAPING
	LIGHT POLE
	DRAINAGE DIRECTION
	VEHICLE CIRCULATION



1 Site Plan
1" = 30'-0"



KEY - SYMBOL - LEGEND

NEW WALL

EXISTING WALL

FIRE EXTINGUISHER,
2A:10BC, MOUNT 48" AFF
(MEASURED TO GRIP)

EXIT SIGN

EXIT SIGN W/ EMERGENCY
LIGHT, 90 MINUTE BATTERY

EMERGENCY LIGHT, 90
MINUTE BATTERY

EXTERIOR EGRESS LIGHT

ELECTRIC OUTLET

Door Schedule						
Door #	Width x Height	Type	Door Material	Frame Material	Hardware Group	Comments
1	36"x80"	A	WD	WD	L	

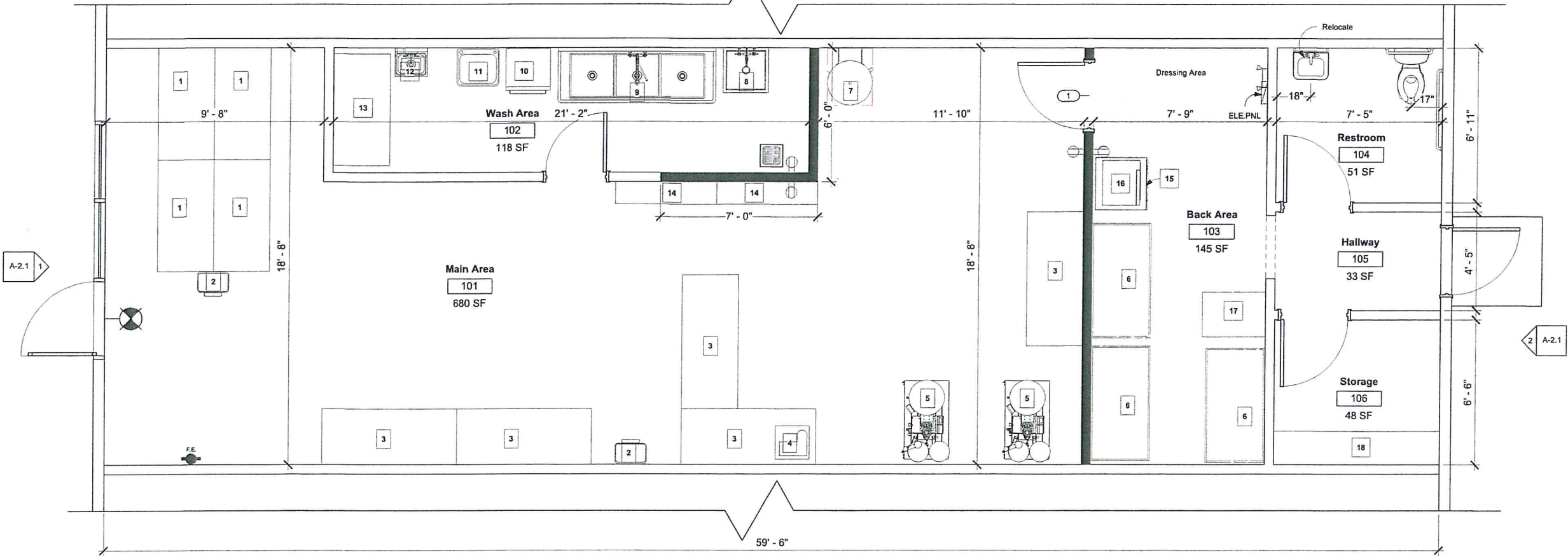
DOOR SCHEDULE LEGEND
WD: SOLID CORE WOOD

DOOR HARDWARE SCHEDULE LEGEND
L: PASSAGE LATCH

DOOR TYPES		
ELEVATION	PLAN	DESCRIPTION
		TYPE A FLUSH SINGLE LEAF, HINGED

DOOR TYPE
1/4" = 1'-0"

EQUIPMENT GUIDE	
1	Lab Bench 5'x2.5'
2	Lab Trash
3	Lab Bench 5'x3'
4	Capsule, Spray Dryer.
5	Rotary Evaporator
6	Desk 5'x2.5'
7	Water Heater
8	MOP Sink 2'X2'
9	3-Compartment Sink 7'X2.5'
10	Dishwasher
11	Sink 25"x22"
12	Sink 15"x15"
13	Stainless Steel Table for cleaning area 5'x2.5'
14	Shelf 12"
15	Mini Fridge
16	Microwave on top of the fridge
17	Mail Tote, linked in drive
18	Heavy duty shelving; Dry root, vials, bottles



1 1st Floor Plan
3/8" = 1'-0"

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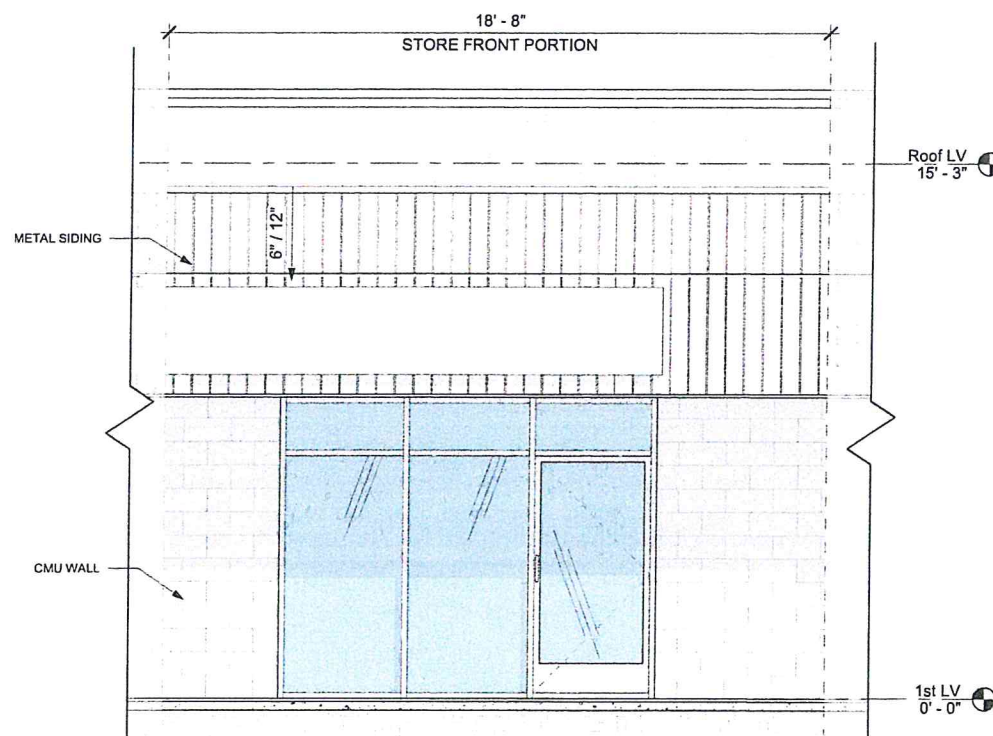
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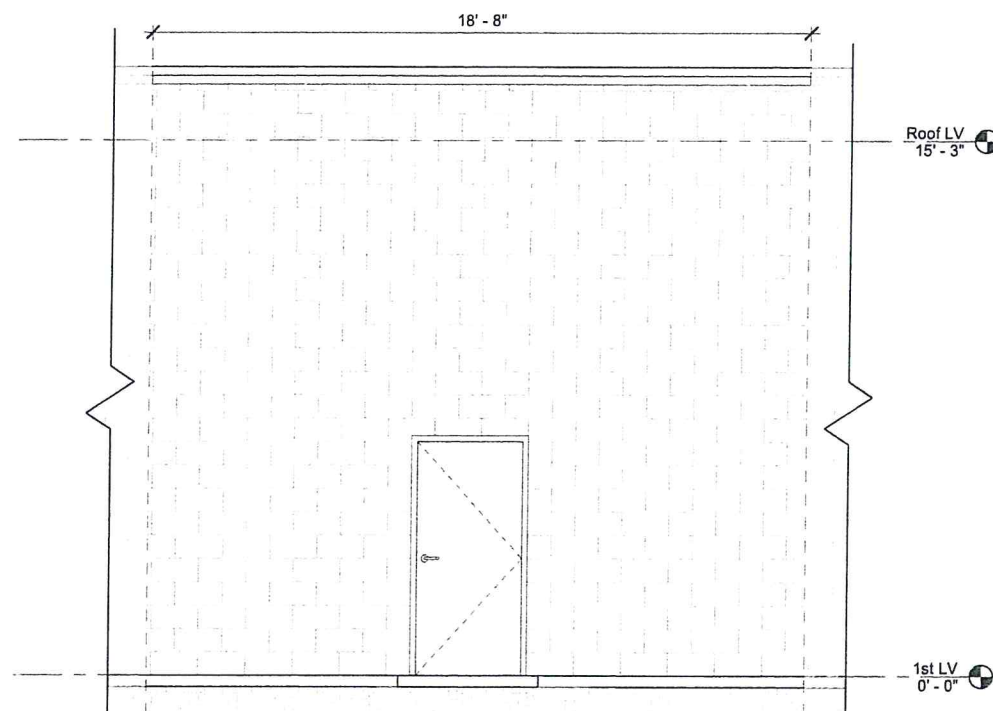
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8/28/2024 12:07:00 PM
Drawn by: MO
Checked by: DHC

Project Title: AK RHODIOLA
Prepared for:
Sheet Title: Level One Floor Plan
Address: 1120 Huffman Rd, STE 14

A-1.1



① Front Elevation
3/8" = 1'-0"



② Back Elevation
3/8" = 1'-0"

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



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Sheet Title: 1120 Huffman Rd, STE 14
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A-2.1