From: Mayor

Subject: A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE TRANSITION “T” DISTRICT TO TEMPORARILY RELOCATE AN EXISTING BEVERAGE DISPENSARY USE AND LICENSE NUMBER 1187, PER AMC 21.15.030.G, FOR THE UPPER ONE LOUNGE, LOCATED AT 5000 WEST INTERNATIONAL AIRPORT ROAD, FROM ROOM SA2310 TO ROOM LS2D22, ANCHORAGE INTERNATIONAL AIRPORT, T13N, R4W, SECTION 34; GENERALLY LOCATED AT STEVENS INTERNATIONAL AIRPORT.

Host International, Inc. has made application for a minor amendment in accordance with AMC 21.15.030.G to an existing beverage dispensary alcoholic beverages conditional use and License Number 1187 in the Transition “T” District to temporarily relocate the conditional use within the South Terminal at Stevens International Airport, located at 5000 West International Airport Road, from Room SA2310 to Room LS2D22, while the concourse is under renovation. At the conclusion of the concourse renovations, Upper One Lounge will return to its previous permanent location in Room SA2310.

A valid alcoholic beverages conditional use for a beverage dispensary use and license is currently in place for the Upper One Lounge License Number 1187. According to the Alcohol Beverage Control Board, the license has operated continuously since 1955. The airport was outside of the geographic boundaries of the City of Anchorage in 1955, and the Greater Anchorage Area Borough was not incorporated until 1960. Thus, the alcoholic beverages use is a legally nonconforming alcoholic beverages conditional use.

A new floor plan of Room LS2D22 shows a lounge area containing fourteen (14) tables with four non-fixed chairs each, and nine (9) tables having two non-fixed chairs each, plus a bar and kitchen area. Off-street parking exists at the airport which had incorporated the calculation for auxiliary use, such as restaurants and gift shops, which serve air travelers. There is no change in required parking or to operating business hours.
AMC 21.15.030.G.2 (a) requires that “the Assembly, upon an express finding that the proposed modifications will have a significant effect on the surrounding neighborhood or on owners or occupiers of adjacent property…may determine that a public hearing is necessary. In such event the hearing shall be scheduled as soon as practicable after the matter first comes before the body for conclusion.”

Approval of this memorandum will determine that the proposed modifications are minor in nature and have no significant effect on the surrounding neighborhood.

THE ADMINISTRATION BELIEVES THIS TO BE A MINOR AMENDMENT TO THE EXISTING CONDITIONAL USE.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
Concur: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director, Office of Economic & Community Development
Concur: Michael K. Abbott, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

(Tax Parcel Number 010-381-12)
(Planning Case Number Case 2008-031)