



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 201-2024

Meeting Date: February 27, 2024

1 **FROM: MAYOR**

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3 **SUBJECT: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY**
4 **AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21**
5 **CHAPTERS 21.03: REVIEW AND APPROVAL PROCEDURES;**
6 **21.04: ZONING DISTRICTS; 21.05: USE REGULATIONS; 21.06:**
7 **DIMENSIONAL STANDARDS AND MEASUREMENTS; 21.07:**
8 **DEVELOPMENT AND DESIGN STANDARDS; 21.08:**
9 **SUBDIVISION STANDARDS; 21.09: GIRDWOOD; 21.10:**
10 **CHUGIAK-EAGLE RIVER; 21.13: NONCONFORMITIES; AND**
11 **AMENDING ANCHORAGE MUNICIPAL CODE OF**
12 **REGULATIONS SECTION 21.20.002: SCHEDULE OF FEES -**
13 **ZONING; AND CHAPTER 21.90: MULTIPLE DWELLING UNIT**
14 **RESIDENTIAL DEVELOPMENT ON A SINGLE LOT OR TRACT,**
15 **IN ORDER TO MAKE TECHNICAL CORRECTIONS,**
16 **CLARIFICATIONS, RESOLVE INCONSISTENCIES, AND**
17 **ADDRESS UNINTENDED EFFECTS OF THE RECENTLY**
18 **ADOPTED CHANGES TO PARKING AND SITE ACCESS**
19 **REQUIREMENTS IN TITLE 21.**

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21 The Title 21 Parking and Site Access Clean-Up Amendments are a follow-up to
22 the recently adopted Title 21 Parking and Site Access ordinances (A.O. 2022-
23 80(S) and A.O. 2023-50). They include clarifications, corrections, resolution of
24 inconsistencies, and fixes to unintended consequences from the two ordinances.
25 The Clean-Up Amendments are not meant to revisit decisions made in these
26 ordinances or go beyond their scope, but instead to be wholly corrective in nature.

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28 Most of the Clean-Up Amendments are technical grammar edits, wording
29 clarifications, or corrections to table numbers and cross-references. About a third
30 are to remove use-specific minimum parking requirements or text references to
31 minimum parking in Title 21. About 10 percent are fixed in response to Assembly
32 changes to the Parking and Site Access ordinances not considered in the original
33 public hearing drafts, such as the increase in the ADA parking space requirements
34 and the expansion of the “urban neighborhood development context” area.

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36 A summary list of the Clean-Up Amendments is provided in Table 1 at the end of
37 this memorandum. Exhibits A through E document the Planning and Zoning
38 Commission (PZC) recommendations, public comments, and agency comments.
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PZC Cases

Exhibit A contains PZC Resolution 2023-015, approved on October 2, 2023, for PZC Case 2023-0108. Exhibit B contains PZC Resolution 2024-002, approved on January 8, 2024, for PZC Case 2024-0011. The public hearing packets for each of these cases are in Exhibits C and D.

There are two PZC resolutions and packets because the PZC reviewed the Clean-Up Amendments in two batches with different case numbers that each had a public hearing. The ordinance before the Assembly for the Clean-Up Amendments incorporates the recommendations adopted in both PZC Resolutions 2023-015 and 2024-002.

Responses to Public and Agency Comments

The two PZC resolutions and PZC case packets (Exhibits A through D) include supplemental materials that detail staff and PZC responses or changes resulting from agency and public comments.

Exhibit E documents an additional public comment and staff's response dated November 14, 2023. The public comment was not submitted within the PZC public hearing process. Staff's response in Exhibit E documents earlier correspondence between staff and Assembly members regarding the Clean-Up Amendments.

Forthcoming Assembly Information Memorandum (AIM) for this Ordinance

A forthcoming Assembly Information Memorandum (AIM) for this ordinance will address public testimony and Commission discussion that occurred during the public hearing for PZC Case 2024-0011. The testimony and discussion expressed concern regarding limitations on the placement of parking facilities in front of buildings, which was adopted with the original Site Access Amendments ordinance (A.O. 2023-50). The concern focused on the potential effects of these limitations on infill housing development.

The AIM will address the concern and explore site plan scenarios for 3- and 4-plex residential infill housing developments and the placement of parking facilities. The Planning Department intends to have this document before the Assembly prior to the public hearing.

1 **Table 1. Summary List of Title 21 Parking and Site Access Clean-Up Amendments**

Code Section (with Page and Line No. in the Draft Ordinance)	Clean-up Amendments
Chapter 21.03, <i>Review and Approval Procedures</i> (Pages 1 and 2)	Removed references to required parking. Grammatical correction.
Chapter 21.04, <i>Zoning Districts</i> (Page 3 Line 4)	Removed reference to sufficient parking and replaced with reference to non-motorized and motorized site access.
Chapter 21.05, <i>Use Regulations</i> (Page 3 Line 22 through Page 6 Line 24)	Clarified the number of passenger loading spaces required for adult and childcare establishments. Removed use-specific parking requirements and references to required parking. Added a use-specific standard for Vehicle Service and Repair uses to provide off-street storage for vehicles in the custody of the establishment for service, repair, or storage.
Chapter 21.06, <i>Dimensional Standards...</i> (Page 6 Lines 38-46)	Removed references to required parking.
Chapter 21.07, <i>Development and Design Standards</i> (Pages 7-25)	Grammatical corrections, corrections to table references, and removal of references to required parking, throughout the chapter.
Section 21.07.010E., <i>Urban Neighborhood Development Context Standards</i> (Page 7 Lines 14-44)	Grammatical correction. Adjusted Urban Neighborhood Development Context area (currently applies to R-2M, R-3, R-4, R-4A, B-1A, B-1B, B-3, and RO zoning districts) to also apply to all residential zones in the Traditional Neighborhood Design areas designated on the <i>Anchorage 2040 Land Use Plan Map</i> , and to exempt semi-rural areas of Chugiak-Eagle River and Rabbit Creek.
Section 21.07.060F., <i>Pedestrian Frontage Standard</i> (Page 8 Line 25 through Page 9 Line 4)	Technical corrections and clarifications to wording and section references. Clarifications to the description of the visible primary entrance requirement in row F of Pedestrian Frontage Standard Tables 21.07-2 and 21.07-3, to clarify that entrances do not need to face the street and that there is a requirement for entrances to be covered. Adjustment to the pedestrian amenities requirement in row G of Tables 21.07-2 and 21.07-3, to apply it equitably across different housing types and to exempt smaller developments.

Code Section	Clean-up Amendments
Section 21.07.060F., <i>Pedestrian Frontage Standard</i> (continued) (Page 9, before Line 1)	Amendment to footnote #1 of Table 21.07-2 to sunset the exceptions from limitations on front parking areas and garage width for duplexes in mid-2025, and broaden the applicability of this temporary exception to include all residential developments with four dwelling units or less.
Section 21.07.060G., <i>Pedestrian Amenities Menu</i> (Page 9 Line 8 through Page 10 Line 12)	Clarification to the <i>Covered, Visible Residential Entrance</i> development standard in 21.07.060G.16., to clarify that not all primary entrances need to meet the standard, and to bring forward former standards for how many entrances must comply.
Section 21.07.080, <i>Landscaping...</i> (Page 11 Line 8 through Page 12 Line 9)	Corrected the name of a referenced pedestrian amenity. Updates to section and table references.
Section 21.07.090, <i>Off-Street Parking & Loading</i> (Page 12 Line 24 through Page 13 Line 1)	Removed reference to a deleted shared parking regulation. Clarified a section header and updated reference to names of pedestrian amenities in section 21.07.90F.
Section 21.07.090H.2. <i>Parking and Loading Facility Design Standards</i> (Page 13 Lines 29-41)	Clarification of the requirement that areas which are to be used for vehicle parking must meet the parking facility design standards. It clarifies how municipal plan reviewers will determine if an area is likely to be used for parking, and what the development standard is for preventing routine vehicle parking in non-parking areas.
Sections 21.07.090H.3. through H.10., <i>Parking and Loading Facility Design Standards</i> (Pages 14, 15, and 16)	Update to annotation in four illustrations, for consistency with the recommended minimum parking stall dimension.
Sections 21.07.090H.12., <i>Dimensions of Parking...</i> (Page 17 Line 24 through Page 19 Line 1)	Simplified the minimum parking space dimensions by removing the “small” parking space option and reducing the minimum length of the “standard” parking space from 20 to 19 feet.
Section 21.07.090J., <i>Accessible Parking...</i> (Page 20 Line 32 through Page 21 Line 12)	Addition of administrative relief from the municipal requirement to provide extra accessible (ADA) parking spaces beyond the number of federally required ADA spaces. Replaced a reference to required parking.
Section 21.07.090K., <i>Bicycle Parking Spaces</i> (Page 21 Line 34 through Page 22 Line 13)	Relocation of a development standard for long-term bike spaces to the correct subsection. Correction to the annotation in an illustration, for consistency with the adopted minimum bike parking space dimension.

Code Section	Clean-up Amendments
Section 21.07.090H., <i>Residential Design Standards</i> (Page 23 Lines 35-39)	Removal of a requirement that each dwelling in a planned unit development be provided with heated parking or an electrical outlet convenient to the “required” parking spaces.
Section 21.07.115, <i>Non-residential Development</i> (Page 24 Line 19 through Page 25 Line 3)	Removal of references to required parking and other deleted parking regulations.
Chapter 21.08, <i>Subdivisions</i> , in Section 21.08.050E., <i>Optional Residential Interior Streets</i> (Page 25 Line 43 through Page 26 Line 6)	Removal of a reference to required parking. Clarification of the number of guest parking spaces required for multifamily and townhouse uses in subdivisions that use the <i>optional interior residential street</i> design, which has a narrower roadway width without space for on-street parking, in Table 21.08-6. The clarification uses a standard formerly referenced in the deleted Chapter 21.07 parking minimums table.
Section 21.08.070E., <i>Unit Lot Subdivisions</i> (Page 26 Line 18 through Page 27 Line 2)	Removal of a reference to required parking.
Chapter 21.09, <i>Girdwood</i> (Page 27 Line 25 through Page 29 Line 14)	Removed use-specific parking requirements and references to required parking. Allowed off-street ADA-accessible spaces in the gC-7 district.
Chapter 21.10, <i>Chugiak-Eagle River</i> (Page 29 Lines 39-44)	Removed a use-specific parking requirement.
Chapter 21.13, <i>Nonconformities</i> (Page 30 Lines 21-36)	Clarified there are no non-conforming rights for federally required ADA-accessible parking. Established there are no non-conforming rights for ADA parking required by the Municipality. Clarified nonconforming rights for bicycle parking.
AMCR 21.20, <i>Regulations Governing Land Use Fees</i> (Page 31 Lines 5-6)	Removed parking space variance fee from the fee schedule.
AMCR 21.90, <i>Multiple Dwelling Unit Residential Development on a Single Lot or Tract</i> (Page 31 Line 33 through Page 32 Line 5)	Clarification of the number of guest parking spaces that are required for site condominiums that use the <i>optional private street</i> design, which has a narrower roadway width. The clarification uses a standard formerly referenced in the deleted Chapter 21.07 parking minimums table. This is equivalent to clarification to Section 21.08.050E., <i>Optional Residential Interior Streets</i> .

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THE ADMINISTRATION RECOMMENDS APPROVAL.

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Planning Department
Approved by: Craig H. Lyon, Planning Director
Concur: Lance Wilber, Community Development Director
Concur: Marilyn Banzhaf, Acting OMB Director
Concur: Anne Helzer, Municipal Attorney
Concur: Alden Thern, CFO
Concur: Kent Kohlhase, P.E., Municipal Manager
Respectfully submitted: Dave Bronson, Mayor

Attachments:
Exhibit A, Planning and Zoning Commission Resolution 2023-015
Exhibit B, Planning and Zoning Commission Resolution 2024-002
Exhibit C, Planning and Zoning Commission Case 2023-0108 Packet
Exhibit D, Planning and Zoning Commission Case 2024-0011 Packet
Exhibit E, Documentation of a Public Comment Emailed to Staff and
Staff's Response

(Planning and Zoning Commission Case No. 2023-108 and 2024-0011)