

Planning and Zoning Commission

December 12, 2022

Case #: **2022-0129**

Case Title: **Title 21 Text Amendments to Update
the Downtown Code**

Agenda Item #: **G.1.** Supplementary Packet #: **1**

☐ Comments submitted after the packet was finalized

☒ Additional information: Two memos, dated 12/6/2022

- Recommended Change of Parking Structures to Permitted Use
- Correction to Table 21.11-7 Regulating Window Requirements

☐ Other:

Sent by email: **X** yes no



Municipality of Anchorage

Planning Department

Memorandum



Date: December 6, 2022
Subject: Recommended Change of Parking Structures to Permitted Use
To: Planning & Zoning Commission
Through: Craig Lyon, Planning Director
Through: Kristine Bunnell, Long Range Planning Manager
From: Daniel Mckenna-Foster, Senior Planner, Long Range Planning

SUMMARY

The draft provided to the Planning Commission at their 12/5/2022 work session listed "Parking lot or structure (50+ spaces)", and "Parking lot or structure (less than 50 spaces)" as prohibited uses for surface lots, and conditional uses for parking structures. Considering feedback following the work session, the Planning Department recommends that surface lots remain a prohibited use but parking structures be allowed as a permitted use. This would require two changes:

DT Code In Original Packet	Correction																																																																								
1. 21.11.050A, Table 21.11-2	21.11.050A, Table 21.11-2: Change the designation for the uses “Parking lot or structure (50+ spaces)”, and Parking lot or structure (less than 50 spaces) to Permitted.																																																																								
<div>TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS</div> <div>P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.</div> <table><tr><th>Use Category</th><th>Use Type</th><th>B-2A</th><th>B-2B</th><th>B-2C</th><th>Definitions and Use-Specific Standards</th></tr><tr><td>Vehicles and Equipment</td><td>Aircraft and marine vessel sales</td><td></td><td></td><td></td><td>[21.05.050I.1.]</td></tr><tr><td></td><td>Parking lot or structure (50+ spaces)</td><td>P/C</td><td>P/C</td><td>P/C</td><td>21.05.050I.2. or I.3., 21.11.050F.</td></tr><tr><td></td><td>Parking lot or structure (less than 50 spaces)</td><td>C/P</td><td>C/P</td><td>C/P</td><td>21.05.050I.2. or I.3., 21.11.050F.</td></tr><tr><td></td><td>Vehicle parts and supplies¹</td><td></td><td>C</td><td>C</td><td>21.05.050I.4.</td></tr><tr><td></td><td>Vehicle-large, sales</td><td></td><td></td><td></td><td>[21.05.050I.5.]</td></tr></table>	Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards	Vehicles and Equipment	Aircraft and marine vessel sales				[21.05.050I.1.]		Parking lot or structure (50+ spaces)	P/C	P/C	P/C	21.05.050I.2. or I.3., 21.11.050F.		Parking lot or structure (less than 50 spaces)	C/P	C/P	C/P	21.05.050I.2. or I.3., 21.11.050F.		Vehicle parts and supplies ¹		C	C	21.05.050I.4.		Vehicle-large, sales				[21.05.050I.5.]	<div>TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS</div> <div>P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.</div> <table><tr><th>Use Category</th><th>Use Type</th><th>B-2A</th><th>B-2B</th><th>B-2C</th><th>Definitions and Use-Specific Standards</th></tr><tr><td>Vehicles and Equipment</td><td>Aircraft and marine vessel sales</td><td></td><td></td><td></td><td>[21.05.050I.1.]</td></tr><tr><td></td><td>Parking lot or structure (50+ spaces)</td><td>P</td><td>P</td><td>P</td><td>21.05.050I.2. or I.3., 21.11.050F.</td></tr><tr><td></td><td>Parking lot or structure (less than 50 spaces)</td><td>P/C</td><td>P/C</td><td>P/C</td><td>21.05.050I.2. or I.3., 21.11.050F.</td></tr><tr><td></td><td>Vehicle parts and supplies¹</td><td></td><td>C</td><td>C</td><td>21.05.050I.4.</td></tr><tr><td></td><td>Vehicle-large, sales</td><td></td><td></td><td></td><td>[21.05.050I.5.]</td></tr></table>	Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards	Vehicles and Equipment	Aircraft and marine vessel sales				[21.05.050I.1.]		Parking lot or structure (50+ spaces)	P	P	P	21.05.050I.2. or I.3., 21.11.050F.		Parking lot or structure (less than 50 spaces)	P/C	P/C	P/C	21.05.050I.2. or I.3., 21.11.050F.		Vehicle parts and supplies ¹		C	C	21.05.050I.4.		Vehicle-large, sales				[21.05.050I.5.]
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<div>[E.]F. Vehicles and Equipment Uses: Definitions and use-specific standards.</div> <div>1. Parking lot or structure (50+ spaces)</div> <div>a. Parking lots are not a permitted use in Downtown. Structures require a conditional use.</div> <div>2. Parking lot or structure (less than 50 spaces)</div> <div>b. Parking lots are not a permitted use in Downtown. Structures require a conditional use.</div>	<div>[E.]F. Vehicles and Equipment Uses: Definitions and use-specific standards.</div> <div>1. Parking lot or structure (50+ spaces)</div> <div>a. Parking lots are not a permitted use in Downtown.</div> <div>2. Parking lot or structure (less than 50 spaces)</div> <div>b. Parking lots are not a permitted use in Downtown.</div>																																																																								



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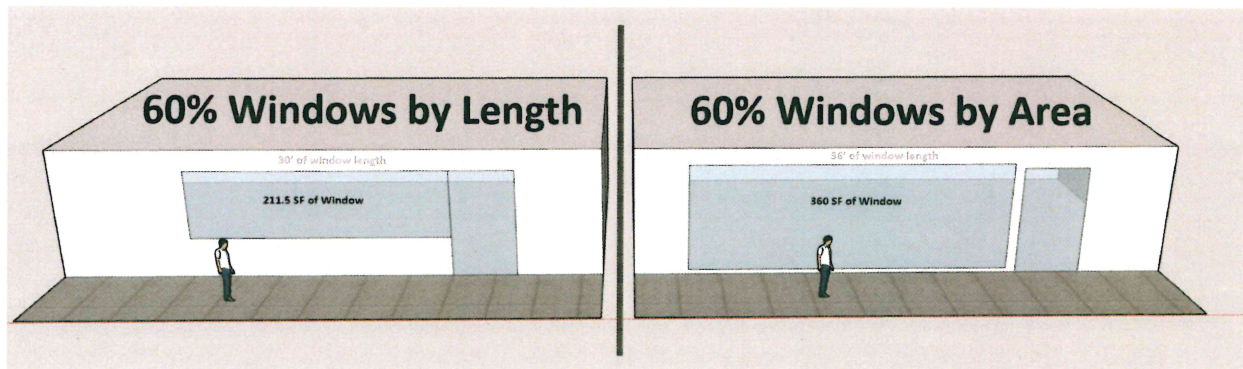
Memorandum



Date: December 6, 2022
Subject: Correction to Table 21.11-7 Regulating Window Requirements
To: Planning & Zoning Commission
Through: Craig Lyon, Planning Director
Through: Kristine Bunnell, Long Range Planning Manager
From: Daniel Mckenna-Foster, Senior Planner, Long Range Planning

SUMMARY

Different sections of Title 21 have traditionally regulated window requirements based on the length of a façade or the area of a façade. In the draft provided to the Planning Commission on 12/5/2022, Table 21.11-7 Window Standards – All Downtown Zoning Districts required a percentage of area when it should have required a percentage of length.



Requiring windows by area increases the requirement substantially. As a result, staff recommends Table 21.11-7 be changed to require percentages by wall length instead of area:

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<table><tr><th colspan="4">Table 21.11-7: Window Standards – All Downtown Zoning Districts</th></tr><tr><th></th><th>Frontage on ROW with width of less than 70'</th><th>Frontage on ROW with width of greater than 70'</th><th>Frontage on Alleys or other public spaces</th></tr><tr><td>A. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:</td><td>60%</td><td>40%</td><td>25%</td></tr><tr><td>B. Minimum percentage of wall area above the ground-floor to consist of visual access windows:</td><td>25%</td><td>25%</td><td>25%</td></tr></table>	Table 21.11-7: Window Standards – All Downtown Zoning Districts					Frontage on ROW with width of less than 70'	Frontage on ROW with width of greater than 70'	Frontage on Alleys or other public spaces	A. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:	60%	40%	25%	B. Minimum percentage of wall area above the ground-floor to consist of visual access windows:	25%	25%	25%	<table><tr><th colspan="4">Table 21.11-7: Window Standards – All Downtown Zoning Districts</th></tr><tr><th></th><th>Frontage on ROW with width of less than 70'</th><th>Frontage on ROW with width of greater than 70'</th><th>Frontage on Alleys or other public spaces</th></tr><tr><td>A. Minimum percentage of the street-facing ground-floor wall length to consist of visual access windows:</td><td>60%</td><td>40%</td><td>25%</td></tr><tr><td>B. Minimum percentage of wall length above the ground-floor to consist of visual access windows:</td><td>25%</td><td>25%</td><td>25%</td></tr></table>	Table 21.11-7: Window Standards – All Downtown Zoning Districts					Frontage on ROW with width of less than 70'	Frontage on ROW with width of greater than 70'	Frontage on Alleys or other public spaces	A. Minimum percentage of the street-facing ground-floor wall length to consist of visual access windows:	60%	40%	25%	B. Minimum percentage of wall length above the ground-floor to consist of visual access windows:	25%	25%	25%
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