

# 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																																																																												
<p><b>1. 21.11.050A, Table 21.11-2</b></p>	<p><b>21.11.050A, Table 21.11-2:</b> Change the designation for the uses “Parking lot or structure (50+ spaces)”, and Parking lot or structure (less than 50 spaces) to Permitted.</p>																																																																												
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## Planning Department

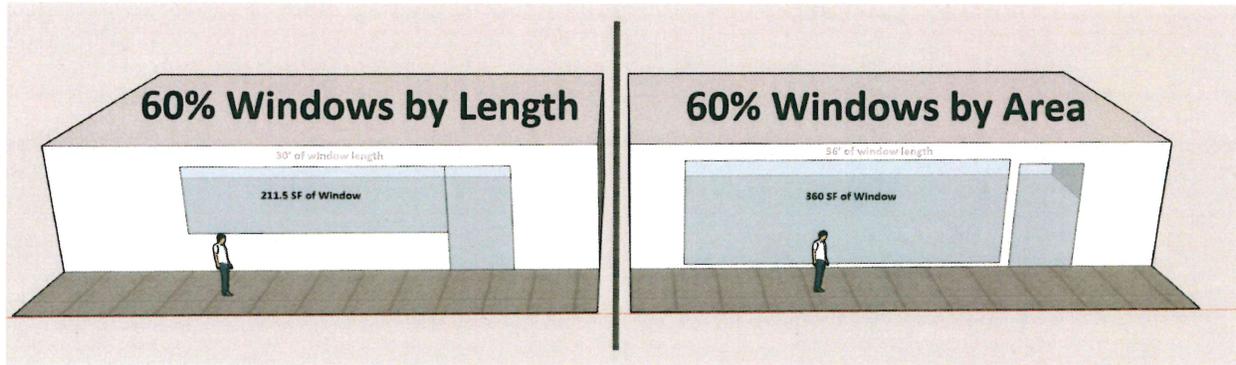
### Memorandum



**Date:** December 6, 2022  
**Subject:** Correction to Table 21.11-7 Regulating Window Requirements  
**To:** Planning & Zoning Commission  
**Through:** Craig Lyon, Planning Director  
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#### 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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center; background-color: #e0e0e0;">Table 21.11-7: Window Standards – All Downtown Zoning Districts</th> </tr> <tr> <th style="width: 60%;"></th> <th style="width: 15%;">Frontage on ROW with width of less than 70'</th> <th style="width: 15%;">Frontage on ROW with width of greater than 70'</th> <th style="width: 10%;">Frontage on Alleys or other public spaces</th> </tr> </thead> <tbody> <tr> <td>A. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:</td> <td style="text-align: center;">60%</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>B. Minimum percentage of wall area above the ground-floor to consist of visual access windows:</td> <td style="text-align: center;">25%</td> <td style="text-align: center;">25%</td> <td style="text-align: center;">25%</td> </tr> </tbody> </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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center; background-color: #e0e0e0;">Table 21.11-7: Window Standards – All Downtown Zoning Districts</th> </tr> <tr> <th style="width: 60%;"></th> <th style="width: 15%;">Frontage on ROW with width of less than 70'</th> <th style="width: 15%;">Frontage on ROW with width of greater than 70'</th> <th style="width: 10%;">Frontage on Alleys or other public spaces</th> </tr> </thead> <tbody> <tr> <td>A. Minimum percentage of the street-facing ground-floor wall <b>length</b> to consist of visual access windows:</td> <td style="text-align: center;">60%</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>B. Minimum percentage of wall <b>length</b> above the ground-floor to consist of visual access windows:</td> <td style="text-align: center;">25%</td> <td style="text-align: center;">25%</td> <td style="text-align: center;">25%</td> </tr> </tbody> </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 <b>length</b> to consist of visual access windows:	60%	40%	25%	B. Minimum percentage of wall <b>length</b> above the ground-floor to consist of visual access windows:	25%	25%	25%
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