

Postponed Indefinitely 5/8/01

Submitted by: Chair of the Assembly at the
request of the Mayor and Assemblymembers
FAIRCLOUGH, TESCHE, TRAINI, and
TREMAINE

Prepared by: Assembly Office
Planning Department

For reading: FEBRUARY 13, 2001

ANCHORAGE, ALASKA
AO NO. 2001-46

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 BY ADDING A DEFINITION OF LARGE RETAIL ESTABLISHMENT; ADDING LARGE RETAIL ESTABLISHMENT AS A CONDITIONAL USE IN ZONING DISTRICTS B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, AND I-3 DISTRICTS, REVISING THE MAXIMUM GROSS FLOOR AREA FOR RETAIL USES IN ZONING DISTRICT B-1B; AND ADDING CONDITIONAL USE STANDARDS FOR LARGE RETAIL ESTABLISHMENTS

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1: AMC 21.35.020 is amended by addition of a definition for large retail establishment to read:

large retail establishment means a use or combination of uses within a single building or series of interconnected buildings serving retail customers and exceeding 30,000 square feet of floor area. Examples include, but are not limited to, general merchandise retailers, warehouse and club retailers, superstores, discount stores, outlet stores, second-hand stores, and thrift stores. A large retail establishment shall only be permitted by conditional use and only in B and I zoning districts as allowed in Chapter .40 of this Title.

Section 2: AMC 21.40.145(D) is amended to read

21.40.145 B-1B community business district.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this Title, the following uses may be permitted:

15. Large retail establishment

Section 3: AMC 21.40.150(D) is amended to read

21.40.150 B-2A Central Business District Core

- D. Conditional uses.** Subject to the requirements of the conditional use standards and procedures of this Title, and to the use's conformity to the CBD comprehensive development plan, the following uses may be permitted:

17. Large retail establishment

Section 4: AMC 21.40.160(D) is amended to read:

21.40.160 B-2B central business district, intermediate.

- D. Conditional uses.** Subject to the requirements of the conditional use standards and procedures of this Title, and to the use's conformity to the CBD comprehensive development plan, the following uses may be permitted:

16. Large retail establishment

Section 5 : AMC 21.40.170 (D) is amended to read

21.40.170 B-2C central business district periphery.

- D. Conditional uses.** Subject to the requirements of conditional use standards and procedures of this title, and to the use's conformity to the CBD comprehensive development plan, the following uses may be permitted:

20. Large retail establishment

Section 6: AMC 21.40.180(D) is amended to read

21.40.180 B-3 general business district

- D Conditional uses.** Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

12. Large retail establishment.

Section 7: AMC 21.40.190(D) is amended to read

21.40.190 B-4 rural business district

- D. *Conditional uses.*** Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

11. Large retail establishment.

Section 8: AMC 21.40.200(D) is amended to read:

21.40.200 I-1 light industrial district

- D *Conditional uses.*** Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

14. Large retail establishment.

Section 9: AMC 21.40.200(D) is amended to read:

21.40.210 I-2 heavy industrial district

- D *Conditional uses.*** Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

8. Large retail establishment.

Section 10 : AMC 21.40.200(D) is amended to read

21.40.220 I-3 rural industrial district.

- D.** *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

7. Large retail establishment

Section 11: AMC 21.50 is amended by addition of a new section 21.50.240 to read:

21.50.240 Conditional use standards B large retail establishment.

- A.** *Intent.* These standards govern issue of conditional use permits by the Planning and Zoning Commission for large commercial establishments. Where these standards conflict with other provisions of this Title, these standards and the terms of conditional use permits approved under this section shall govern.
- B.** *Vehicular access.* The establishment shall provide safety and protection to adjacent residential and commercial areas by restricting primary vehicular access from a collector street or greater, as designated in the Official Streets and Highways Plan (OS&HP). Secondary access to the site may be provided from a lesser street designated by the OS&HP, provided the applicant demonstrates that any traffic and visual impacts on adjacent residential and commercial areas are sufficiently minimized.
- C.** *Traffic Impacts.* The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA).
- D.** *Drainage.* A site drainage and grading plan shall be submitted and approved as required by this Code.
- E.** *Visual and noise buffers.* The establishment shall provide acceptable visual and noise buffers where the site is adjacent to R-zoned property as required by this Title.
- F.** *Outdoor storage or display areas.* Products stored or displayed outside shall not be visible from adjacent R-zoned property. Screening of areas used for outdoor storage or display of products shall meet landscaping and architectural requirements for permanent areas of the establishment.
- G.** *Trash collection and recycling.* Trash collection and recycling shall

be screened from public streets and pedestrian ways, internal pedestrian sidewalks, and adjacent R-zoned property by landscaping or architectural features in conformity with the external design and materials used by the establishment. Screening shall be designed to abate noise and to confine loose trash. The Commission may limit hours of trash collection as necessary to reduce the effects of noise or traffic on surrounding residential and commercial areas.

- H** *Snow storage or removal.* A plan for snow storage or removal from the site shall be submitted and approved. Use of sidewalks for snow storage shall be prohibited. Use of landscaped areas for snow storage may be allowed under the approved snow storage landscaping plan. The Commission may impose such restrictions on snow removal operations as are necessary to reduce the effects of noise or traffic on surrounding residential and commercial areas.

Parking. A detailed parking plan shall address the convenience and safety of patrons, adequate winter lighting, and reasonable aesthetic considerations through landscaping amenities and the configuration of parking spaces, walkways, and other amenities. The number and configuration of parking spaces may be determined by the Commission as necessary to achieve these standards. Additional landscaping and community spaces may be required where the applicant wishes to provide parking that exceeds the standards of this Title.

- J.** *Pedestrian access.* The establishment shall provide sufficient accessibility, safety, and convenience to pedestrians, customers and employees. Unobstructed sidewalks shall link the site to existing public sidewalks, its entrances, adjacent transit stops, and surrounding residential and commercial areas. Sidewalks shall also be provided along the full length of any building where it adjoins a parking lot.

- K.** *Community spaces.* Particularly in larger establishments, appropriate places or public areas shall be provided and maintained for customers and visitors to the site to congregate and relax.

- L.** *Delivery and loading spaces.* Delivery and loading operations shall be designed and located to mitigate visual and noise impacts on adjacent R-zoned property or commercial areas. The Commission may limit hours of delivery and loading as necessary to reduce the effects of noise or traffic on surrounding residential and commercial areas.

- M.** *Exterior Signs.* An exterior sign plan which respects the needs of the establishment to establish its location as well as the higher aesthetic

aspirations of the community in general and the immediately surrounding areas shall be submitted and approved. Pole signs, rotating, or flashing signs are prohibited.

N *Outdoor lighting.* A photometric and outdoor lighting plan to mitigate negative impacts on adjacent uses shall be submitted and approved.

O. *Northern design elements.* Consideration of Anchorage's distinct geography, extreme light angles, length of days, cold temperatures, wind, snow and ice is encouraged.

P. *Aesthetic Characteristics*

1 *Facades and exterior walls, including side and back walls.* The building shall be designed in order to reduce the appearance of massive scale or a uniform and impersonal appearance and to provide visual interest. Long building walls shall be broken up with projections or recessions. Along any public street frontage, the building design should include windows, arcades, or awnings along at least sixty (60) percent of the building length. When appropriate, architectural treatment, similar to that provided to the front face, shall be provided on the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.

2 *Detail features.* The design shall provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, side, or rear, with color, texture change, wall offsets, reveals, or projecting ribs.

3 *Roofs.* The roof design shall provide variations in roof lines to add interest to, and reduce the massive scale of, large buildings. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Roofs shall include two (2) or more visible roof planes. Parapet walls shall be architecturally treated to avoid a plain or monotonous style.

4. *Materials and colors.* The buildings shall have exterior building materials and colors, which are aesthetically pleasing and compatible with the overall site plan and, if possible, the adjacent neighborhoods. Construction materials without color or texture, including tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials shall be avoided, unless the exterior surface is covered with an acceptable architectural treatment.

5. *Entryways.* Design elements shall give customers orientation

on accessibility and add aesthetically pleasing character to buildings by providing clearly-defined, inviting customer entrances.

- 6 *Screening of mechanical equipment.* Roof or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls.

Ground-mounted mechanical equipment shall be screened. The screen shall be of such material and be of sufficient height to block the view and noise of the equipment.

Section 12 : That this ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this day
of _____, 2001.

Chair

ATTEST:

Municipal Clerk

AO 2001-46

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED
	AN ORDINANCE AMENDING AMC TITLE 21 BY ADDING A DEFINITION OF LARGE RETAIL ESTABLISHMENT ...		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME ASSEMBLY		DIRECTOR'S NAME FAY VON GEMMINGEN, CHATR
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	Mayor		M.O.A. 2001 FEB 28 AM 11:41 CLERKS OFFICE CLERKS OFFICE
	Municipal Clerk		
	Municipal Attorney		
	Employee Relations		
	Municipal Manager		
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
	Office of Management & Budget		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Public Transportation		
	Water & Wastewater Utility		
	Executive Manager		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Systems		
	Property & Facility Management		
	Purchasing		
	Other		
5	SPECIAL INSTRUCTIONS/COMMENTS		
	INTRODUCED 02-13-01 & REFERRED TO THE PLANNING & ZONING COMMISSION		
	PUBLIC HEARING WAS SET FOR 03-13-01; ON 02-27-01 THE PUBLIC HEARING		
	WAS RESCHEDULED TO 03-27-01		
6	ASSEMBLY HEARING DATE REQUESTED 2-13-01	7	PUBLIC HEARING DATE REQUESTED 3-13-01 3/27/01