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Submitted by: Chair of the Assembly at the  
request of the Mayor and Assemblymembers  
TESCHE, Fairclough, Taylor, Traini, Tremaine,  
Van Etten, Von Gemmingen  
Prepared by: Assembly Office  
For reading: MARCH 27, 2001

ANCHORAGE, ALASKA  
AO NO. 2001-46(S)

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*

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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 one or more buildings located on a single lot that are used or intended for use principally for the retail sale of merchandise, and whose total floor area exceeds 30,000 square feet. Large retail establishment includes without limitation general merchandise retailers, warehouse and club retailers, superstores, discount stores, outlet stores, second-hand stores, and thrift stores.

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

21.40.145 B-1B community business district.

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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.

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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.

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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

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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.

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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:

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11. Large retail establishment.

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

21.40.200 I-1 light industrial district.

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

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14. Large retail establishment.

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

21.40.210 I-2 heavy industrial district.

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

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8. Large retail establishment.

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

21.40.220 I-3 rural industrial district.

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

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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 – large retail establishment**

- A. *Intent.*** These standards govern issue of conditional use permits by the Planning and Zoning Commission for large retail 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.*** Primary vehicular access shall be from a street designated collector or greater on the official streets and highways plan. Secondary vehicular access may be from a street designated less than a collector on the official streets and highways plan, 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) and traffic mitigation measures for approval by the Commission..
- D. *Drainage.*** A site drainage and grading plan shall be submitted and approved as required by this Code.
- E. *Visual and noise buffers.*** The use shall conform to the transition and buffering standards in Section 21.45.200 of this code.
- 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. Commercial trailers, shipping containers, and similar equipment used for transporting merchandise, shall remain on the premises only as long as required for loading and unloading operations, and shall not be maintained on the premises for storage purposes.
- G. *Trash collection and recycling.*** Trash handling 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, and may require that all trash be compacted and removed from the premises

with a specified minimum frequency

**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. To the maximum extent feasible, parking shall not be located between a building and its principal street frontages. 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. Sufficient barriers shall be provided between a sidewalk and any adjacent parking area to prevent vehicles from protruding over the sidewalk. Sidewalks shall be separated from adjacent streets by an area sufficient for snow storage and to provide a buffer for pedestrians from vehicular traffic.

**K** *Community spaces.* Particularly in larger establishments, appropriate interior and exterior 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. Vinyl, paper, or temporary signs are also 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.* The approving authority may require the provision of design elements that address Anchorage's distinct geography, extreme light angles, length of days, cold temperatures, wind, snow and ice.

**P** *Abandonment.* The Commission may require such security, bonds or other legal measures be undertaken by the applicant to ensure the building is not abandoned, left vacant or underutilized.

**Q** *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 overhangs along at least sixty (60) percent of the building length. Use of vinyl awnings for exterior treatment is discouraged. 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, textured or smooth-faced

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3 concrete block, prefabricated steel panels, and other similar  
4 materials shall be avoided, unless the exterior surface is  
5 covered with an acceptable architectural treatment.  
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7 5. *Entryways.* Design elements shall give customers orientation  
8 on accessibility and add aesthetically pleasing character to  
9 buildings by providing clearly-defined, inviting customer  
10 entrances.  
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12 6 *Screening of mechanical equipment.* Roof or ground-mounted  
13 mechanical equipment shall be screened to mitigate noise and  
14 views in all directions. If roof mounted, the screen shall be  
15 designed to conform architecturally with the design of the  
16 building, whether it is with varying roof planes or with parapet  
17 walls.  
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19 Ground-mounted mechanical equipment shall be screened.  
20 The screen shall be of such material and be of sufficient height  
21 to block the view and noise of the equipment.  
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23 **Section 12 :** That this ordinance shall become effective immediately upon its  
24 passage and approval by the Assembly.  
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26 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
27 of \_\_\_\_\_, 2001.  
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29  
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31 \_\_\_\_\_  
32 Chair

33 ATTEST:  
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37 \_\_\_\_\_  
38 Municipal Clerk  
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**Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
AGENDA DOCUMENT CONTROL SHEET**

*AO 2001-46(S)*

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b> <i>3-21-01</i>
	<i>AO 2001-46(S), Large Retail Establishment</i>	<b>INDICATE DOCUMENTS ATTACHED</b>
		<i>AO</i>
<b>2</b>	<b>DEPARTMENT NAME</b> Assembly	<b>DIRECTOR'S NAME</b> Fay Von Gemmingen
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b>	<b>HIS/HER PHONE NUMBER</b> 4751
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>
		<b>DATE</b>
	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	<b>Municipal Manger</b>	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	Municipal Attorney	
	Municipal Clerk	
	Other	
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENTS</b>	
	<i>Addendum</i> <i>12.1.1. New Public Hearings</i>	
<b>6</b>	<b>ASSEMBLY MEETING DATE</b>	<b>7 PUBLIC HEARING DATE REQUESTED</b> <i>3-27-01</i>

M.O.A.  
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 CLERKS OFFICE