

See AO 2002-63(S)

Submitted by: Assemblymember Von Gemmingen
Prepared by: Department of Assembly
For reading: March 19, 2002

ANCHORAGE, ALASKA
AO 2002- 63

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 BY
AMENDING THE R-5 (RURAL RESIDENTIAL DISTRICT) ZONING DISTRICT
SUBSECTION 21.40.070D. TO ALLOW OFF STREET PARKING SPACES AND
STRUCTURES AS CONDITONAL USES

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code chapter 21.40.070 D., Conditional Uses is amended to add the following use: *(the remainder of the section is not affected and therefore is not set out.)*

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

##. Off-street parking spaces or structures.

Section 2. 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 _____, 2002.

Chair _____

ATTEST:

Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

A02002-63

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

| | | |
|----------|---|---|
| 1 | SUBJECT OF AGENDA DOCUMENT An Ordinance Amending AMC Title 21 by Amending the R-5 (Rural Residential District) Zoning District Subsection 21.40.070d. To Allow off Street Parking Spaces and Structures as Conditional Uses | DATE PREPARED 15-Mar-02 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 Greg Moyer |
| 3 | THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Elvi Gray-Jackson | HIS/HER PHONE NUMBER 343-4751 |

| | | |
|----------|---|---|
| 4 | INITIALS Mayor Heritage Land Bank Merrill Field Airport Municipal Light & Power Port of Anchorage Solid Waste Services Water & Wastewater Utility Municipal Manager 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 Street Maintenance Traffic Public Transportation Department Purchasing Municipal Attorney Municipal Clerk | DATE <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> 1002 MAR 15 AM 11:10 CLERK'S OFFICE I.O.A. </div> |
|----------|---|---|

| | |
|----------|--------------------------------------|
| 5 | Special Instructions/Comments |
|----------|--------------------------------------|

A.F.



**MUNICIPALITY OF ANCHORAGE
INFORMATION MEMORANDUM**

AIM No. 54-2002

Meeting Date: MAY 21, 2002

From: Mayor

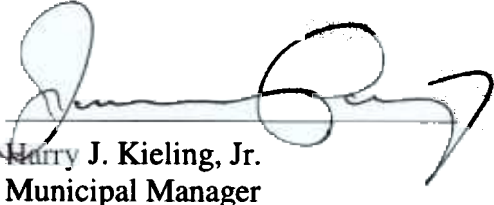
Subject: AO 2002-63 - An Ordinance Amending 21.40.070 D to Allow Off-Street Parking Spaces and Structures as a Conditional Use in the R-5 Zoning District

1 Assemblymember Von Gemmingen introduced the above-referenced ordinance March 19, 2002 for
2 an Assembly public hearing on May 21, 2002. The case went before the Planning and Zoning
3 Commission on May 6, 2002. The Planning and Zoning Commission did not support AO 2002-63
4 because it was believed to be shortsighted to amend the code to accommodate one circumstance.
5

6 Planning staff did not support the ordinance as proposed but did offer a substitute ordinance, AO
7 2002-63 (S), requiring the conditional use property to be contiguous or abutting to a commercially
8 or industrially zoned property and that a right-of-way or constructed street would not separate the
9 properties.
10

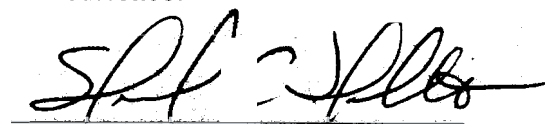
11 The Planning and Zoning Commission resolution and final minutes were not available for inclusion
12 with this AIM due to the short turnaround time between the Planning and Zoning Commission and
13 the Municipal Assembly public hearing dates. Draft minutes are included with this AIM.
14
15
16

Concurrence:



Harry J. Kieling, Jr.
Municipal Manager

Concurrence:



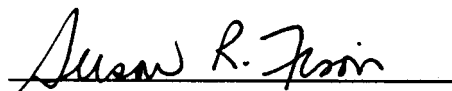
Craig E. Campbell, Executive Director
Office of Planning, Development and
Public Works

Respectfully submitted



George P. Wuerch
Mayor

Prepared by:



Susan R. Fison, Director
Planning Department


**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT**


G.6.

MEMORANDUM

DATE: April 20, 2002

TO: Planning and Zoning Commission

THRU:  Susan R. Fison, Director

FROM:  Jerry T. Weaver Jr., Manager, Zoning and Platting Division

SUBJECT: 2002-087: Ordinance Amendment to Allow Off-Street Parking Spaces and Structures as a Conditional Use in the R-5 Zoning District

This ordinance amendment will allow off-street parking as a conditional use in the R-5 zoning district. Assemblymember Von Gemmingen introduced the ordinance and the Municipal Assembly requested it be forwarded to the Planning and Zoning Commission for an evaluation and recommendation.

Presently, two residential zoning districts allow off-street parking spaces or structures, the R-3 and R-4 Zoning Districts. There is only one commercial zoning district, B-1A, which has identical language for off-street parking spaces or structures as a conditional use.

The B-1B, B-2A, B-2B, B-2C zoning districts allow off street parking structures of 50 units or more.

The conditional use provisions for off-street parking spaces and structures in the R-3 and R-4 zoning districts were probably originally included in these sections of the code because they allowed dense housing development. The R-3 and R-4 zoning districts are often located adjacent to other commercial zoning districts which could benefit with the allowance of off street parking and structures on adjacent multifamily zoned properties.

The R-5 zoning district is classified as "rural residential district" with a similar intensity of development similar to the single-family zoning districts. The R-5 zoning district has not been widely applied in the Municipality. It allows mobile homes, single-family structures as well as multifamily structures with a proportional square footage requirement for additional residential units over five units to have an additional 5,000 square feet per each additional dwelling unit.

There are scattered pockets of the R-5 Zoning Districts throughout the community with the most R-5 zoned property being located south of Dowling Road, east of the New Seward Highway and north of Abbott Road. Throughout the community, the R-5 zoned

0001

property abuts most of the established zoning districts except the central business zoning districts. The majority of the R-5 zoned areas are separated from commercially or industrially zoned property by a street or right-of-way.

There are a few instances where the R-5 zoned property abuts a commercial or industrially zoned property without a street separation. It is likely that these properties would benefit the most for the proposed ordinance amendment. Since these R-5 zoned areas are developed in a relatively low density, is it appropriate to allow parking and parking structures in the areas? It may be that allowing parking in some of these R-5 zoned areas is more desirable than having a commercial or industrial use immediately contiguous to the residentially developed R-5 property.

Staff believes that it may be appropriate to allow off-street parking spaces and structures as a conditional use in the R-5 district so long as the R-5 zoned property abuts, or is contiguous to a commercially or industrially zoned property and not separated by a right-of-way or street. If the Planning and Zoning Commission concurs, staff recommends the proposed "S" version of the ordinance which is included as part of this staff analysis.

Submitted by: Assemblymember Von Gemmingen
Prepared by: Department of Assembly
For reading: March 19, 2002

Anchorage, Alaska
AO 2002-

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 BY
AMENDING THE R-5 (RURAL RESIDENTIAL DISTRICT) ZONING DISTRICT
SUBSECTION 21.40.070D. TO ALLOW OFF STREET PARKING SPACES AND
STRUCTURES AS CONDITONAL USES**

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code chapter 21.40.070 D., Conditional Uses is amended to add the following use: *(the remainder of the section is not affected and therefore is not set out.)*

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

##. Off-street parking spaces or structures.

= Section 2. 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

_____, 2002.

Chair

ATTEST:

Municipal Clerk

Submitted by: Chairman of the Assembly
At the request of the Mayor
Prepared by: Planning Department
For reading:

Anchorage, Alaska
AO 2002- (S)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 BY AMENDING
THE R-5 (RURAL RESIDENTIAL DISTRICT) ZONING DISTRICT SUBSECTION 21.40.070 D
TO ALLOW OFF-STREET PARKING SPACES AND STRUCTURES AS CONDITONAL USES

THE ANCHORAGE ASSEMBLY ORDAINS:

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procedures of this title, the following uses may be permitted:

##. Off-street parking spaces or structures so long as the property is contiguous
and abuts a commercially or industrially zoned property and the properties are not separated by a
right-of-way or constructed street.

Section 2. 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

_____, 2002.

Chair

ATTEST:

Municipal Clerk

the standpoint of locating the hotel. The electronic reader board may be a safety hazard by distracting the attention of drivers. Furthermore, the brightly lit sign will work against the concept of reducing lighting levels for better views of the night sky. Citizens supported the night sky concept during the review process for the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*.

2002-88 Rezone from R-O SL to B-3 SL

It appears this property was to function as a transitional area between commercial and residential when it was rezoned from R-1A to R-O SL. It is located in an area designated for commercial use in the *Chugiak-Eagle River Comprehensive Plan*. The property takes access from Santa Maria Drive, which presents potentially negative and hazardous impacts for the neighborhood. Also, the property's topography presents visual and drainage challenges for the proposed development.

Staff is not opposed to the rezone if special limitations restrict permitted uses to avoid conflict with adjacent residential; if building height is limited to a maximum of 25 feet; if a minimum 30-foot vegetative buffer is provided; if drainage concerns are resolved; and if access and traffic concerns are adequately addressed.

2002-87 Ordinance to allow off-street parking spaces and structures as conditional uses in R-5

The R-5 district is intended to include lands that are developing or will develop for rural residential purposes. The proposed conditional use appears inconsistent with the basic intent of the R-5 zone. However, the suggested S-version of the ordinance may address this concern. That version requires eligible R-5 properties to abut or be contiguous to a commercially or industrially zoned property.

There is a large area of R-5 zoned land in the proposed Abbott Town Center, now in the planning stages. Currently, this area includes a mixture of residential, commercial, and industrial uses. There is I-1 to the north and B-3 to the east, south, and west of the R-5 area. Conceptual plans for the Abbott Town Center portray a 20-year vision of the R-5 area redeveloped with a variety of residential types, with live-work options and possibly some commercial-office use. If adopted, the plan would likely be implemented as an overlay zone.



Municipality of Anchorage

Department of Health and Human Services

Division of Environmental Services

Air Quality Program

P.O. Box 196650 Anchorage, Alaska 99519-6650

<http://www.ci.anchorage.ak.us>



Geoc P. W. Jensen,
Mayor

RECEIVED

APR 12 2002

COMMUNITY PLANNING
AND DEVELOPMENT

DATE: 4/12/02
TO: Jerry Weaver, Platting & Zoning, fax 4220
THROUGH: Steve Morris, P.E., Program Manager
FROM: Larry Taylor, QEP, Environmental Engineer
SUBJECT: Comments

RECEIVED

APR 15 2002

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

| | |
|----------------------------|--------------|
| CASE NO. 2002-100: | No Objection |
| CASE NO. 2002-101: | No Objection |
| CASE NO. 2002-104: | No Objection |
| CASE NO. 2002-092: | No Objection |
| CASE NO. 2002-083: | No Objection |
| CASE NO. 2002-084: | No Objection |
| CASE NO. 2002-088: | No Objection |
| CASE NO. <u>2002-087</u> : | No Objection |
| CASE NO. 2002-085: | No Objection |



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services
Environmental Services Division

LURA J. MORGAN PhD, REHS

Division Manager

825 "L" Street

Mail: P.O. Box 196650

Anchorage, Alaska 99519-6650

Email: MorganLJ@ci.anchorage.ak.us

Telephone (907) 343-4065

Fax (907) 343-4786

4-12

Jerry,

Case materials have been reviewed by

Larry Taylor and were apparently pending before our

agreement that all materials will be sent to me. Thank

You for your help in assisting us in our efforts to

coordinate comments.

His comments are

due today - am

forwarding in

Larry's also

Thank

0006

Case #: 2002-087
Type: Ordinance amendment (off-street parking in the R-5 district)

PROJECT MANAGEMENT AND ENGINEERING

Recommendations: Project Management and Engineering has no adverse comment regarding this case.

(Reviewer: Gregory Soule)

FLOODPLAIN

N/A

(Reviewer: Jack Puff)

LAND USE ENFORCEMENT

Land Use Enforcement has no comment regarding this case.

(Reviewer: Don Dolenc)

RIGHT-OF-WAY

We have no comment at this time.

(Reviewer: Lynn McGee)

ADDRESSING

I have no comments on this case.

(Reviewer: Kristiann Rützler)

BUILDING SAFETY PLAN REVIEW AND INSPECTION

I have no comments on this case.

(Reviewer: James Gray, P.E.)

NPDES STORM WATER REVIEW

Storm Water Treatment Plan Review has no adverse comments regarding this case.

(Reviewer: Gregory Soule)

Department position: Development Services has no adverse comments regarding this case.

2002-087

Transportation Planning Division recommends denial of the ordinance amendment allowing off-street parking spaces or structures in the R-5 zoning district. The R-5 zoning district most closely resembles a single family zoning district such as R-1. The minimum lot requirements for the R-5 zoning district is 7,000 square feet for a single family dwelling, 13,000 SF for two-family dwelling units, 19,000 SF for three-family dwelling units, 26,000 SF for four family dwelling units and 30,000 SF for five dwelling units plus 5,000 SF for every additional unit above 5 units. With the exception of large

lots over 30,000 SF, only one dwelling unit per 6,000 SF is allowed in the R-5 zoning district. This is the same density as the R-1 zoning district. The R-2A, R-2D, and R-2M zoning districts all allow higher densities than the R-5 zoning district and do not allow off-street parking spaces as a conditional use.

The primary users of this provision are expected to be commercial developers who are seeking to expand their retail parking lots into residential areas. This may be appropriate in high traffic generating multifamily residential areas but it is not desirable in lower density residential areas where there is an expectation of lower traffic volumes. Allowing off-street parking in low-density residential zones such as the R-5 zoning district creates unnecessary conflicts between commercial traffic and residential traffic which are very difficult to adequately mitigate.

This amendment will also create some inconsistencies in the zone code. At the present time off-street parking spaces are not allowed as a conditional use in the R-1, R-2A, R-2D, R-2M, or the R-5 zoning districts. Transportation planning is concerned that allowing off-street parking in the R-5 zoning district will justify similar amendments to allow off-street parking in other low-density residential zoning districts.

Case No. 2002-088

Access to the petition site appears to be from Santa Maria Drive which is designated as a collector in the Official Streets and Highways Plan.

Greenhouses are by nature a seasonal business and the amount of traffic generated by these uses vary widely during the year. As a result, it is sometimes difficult to estimate the amount of parking needed at peak activity. If the amount of parking provided on-site is insufficient to meet demand, then the spill over parking will be forced onto the adjacent street (Santa Maria Drive). This could be a potential source of complaint from the residential neighborhood located to the north and east of the petition site.

Case No. 2002-092

Transportation Planning recommends approval of this ordinance. Smaller outlying commercial lots are often developed in conjunction with big box stores. The review of circulation plans for big box stores would be easier if the full development plans for the parcel was known. This would help to ensure that the circulation, parking and pedestrian connections were integrated within the entire development.

Case No. 2002-093

Transportation Planning does not object to this ordinance amendment. The requirement for junk yards to be located on Class II minor arterials does not seem to be justified based on the amount of truck traffic generated by such facilities. Moreover, other industrial

uses that are allowed (by-right) in the I-2 zoning district may generate as much or more truck traffic as a junk

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

M E M O R A N D U M

MAR 26 2002

DATE: March 21
TO: Zoning and Platting Division, DCPD
FROM: Hallie Stewart, Engineering Technician
SUBJECT: Zoning Board of Examiners & Appeals public hearing of April 12, 2001
AGENCY COMMENTS DUE March 19, 2001

AWWU has reviewed the materials received March 21, 2002, and has the following comments.

02-085 Tudor Business Park, Lot 2A (conditional use) Grid 1830

1. AWWU water and sanitary sewer mains are located within the West Tudor Road right-of-way. AWWU has received applications to extend the mains within the A Street right-of-way.
2. AWWU has no comments on the pole signage amendment.

02-087

An Ordinance amending Anchorage Municipal Code Title 21 by amending the R-5 zoning district subsection 21.40.070.D to allow off street parking spaces and structures as conditional uses.

- 1 AWWU has no objection to the proposed amendments.

02-088 Schroeder East, Block 3, Lots & 2 (rezone) Grid NW 352

1. An AWWU water main is located within the Santa Mariea Drive right-of-way.
2. An AWWU sanitary sewer main is located within a portion of the Santa Mariea Drive right-of-way.
3. AWWU has no objection to the proposed rezone.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

2002 – 085 Request: Zoning conditional use regarding sign usage, size, style and viewing area.

No objections

2002 – 087 Request: An Ordinance amending Title 21

No objections.

2002 – 088 Request: Rezoning to B-3SL General Business District with special limitations

No objections.

2002 – 092 An Ordinance of the MOA amending AMC 21.15.134 to provide for platting of commercial tracts that include large retail establishments.

No objections.

2002 – 093 An Ordinance of the Anchorage Municipal Assembly amending AMC Title 21 by amending Chapter 21.50.090, conditional use standards for junkyards.

No objections.

Pierce, Eileen A

MAR 26 2002

From: Staff, Alton R.
Sent: Friday, March 22, 2002 5:16 PM
To: Ayres, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Cases

Public Transportation has no comment on the following zoning cases:

2002-084, 085, 087 & 088

Thank you for the opportunity to review.

Alton R. Staff, Operations Supervisor
Public Transportation Department, People Mover
3650-A E. Tudor Road
Anchorage, 99507

**PLANNING & ZONING
COMMISSION PUBLIC HEARING
MAY 6, 2002**

SUPPLEMENTAL INFORMATION

G.6. CASE 2002-087

**Ordinance to allow off-street
parking spaces & structures as
conditional uses**

**ABBOTT LOOP
COMMUNITY
COUNCIL**

7001 Oakwood Dr.
Anchorage, AK 99507

Phone: Wk: 562-1366
Hm: 349-1736
Fax: (907) 562-1366
email: atamagni@alaska.net

RECEIVED
MAY 01 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

April 30, 2002

Re: Abbott Loop Community Council Meeting April 25, 2002

Recommendations from the community council on the ordinances and re-plats are as follows:

2002-087 council voted no. The community is concerned that this ordinance would allow the introduction of parking garages and junkyards into R-5 neighborhoods. These neighborhoods are meant to be only residential not industrial in nature.

2002-092 council voted no. The community is concerned about the planning and zoning committee becoming too political. We felt that this ordinance was poorly written and does not define large lot. The verbiage is difficult to read and is unclear why this ordinance change is necessary.

2002-101 council voted yes. The community is encouraged to see the introduction of police and fire services into the comprehensive plan. We would like to see more detailed information on the topic. This is a great start.

S10891 council voted no. The community voted no for the following reasons.

1. This is opportunistic platting.
2. This plat would put more pressure on the Dimond and Abbott intersection which is currently only a stop sign. At this point Dimond is only a narrow poorly developed street. The change of the plat would require extra use of Dimond.
3. This plat would also put a great deal of pressure on the Azurite Court and Lake Otis intersection. This intersection is currently residential where children live. Unfortunately, this would add to the traffic already overwhelming this intersection.
4. This plat would put more traffic in an already poorly organized industrial area. We would like to see the industrial area better organized before anymore development is brought to it.
5. Access to the northern plat should be through Safeway's lot onto Abbott.

STATE OF ALASKA

RECEIVED

APR 09 2002

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(TDD 269-0473)
(907) 269-0520 (FAX 269-0521)

April 3, 2002

RE: MOA Zone Requests

Mr. Jerry Weaver, Platting Officer
Department of Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following zoning case and has no comment.

2002-073 Variance: Great Dane Park Subdivision, Lot 1
2002-085 Conditional Use Permit: Tudor Business Park, Lot 2A
2002-087 Amending Title 21: Off street parking
2002-092 Amend Code: Platting of commercial tracts include large retail establishments
2002-093 Amend Title 21: conditional use standards-junkyards
2002-094 Variance: Highland Terrance Subdivision, Lot 5
2002-095 Variance: Huntwood Subdivision, Block 2, Lot 4
2002-096 Variance: McWilliams (Nels Klevin) Subdivision, Block 16, Lots 4 & 5
2002-097 Variance: Barnett Subdivision, Lots 19 & 20
2002-098 Variance: The Foothills Subdivision, Block 7 Lot 20
2002-099 Conditional use: to permit a liquor store Robert Pippel Subd, Lot 2

Comments:

2002-083 Rezoning: Aurora Park Subdivision, Tract A: The Department has no objection to the rezoning, however, access to the Old Seward Highway will have to be addressed during the platting process.

2002-084 Conditional Use Permit: Campbell Green Subdivision TR 24 & 26-30: The Department request that the developer be strongly encouraged create options in this subdivision design for current and future road connections. The south end of Fairweather Loop could be design so that it could eventually be connected to 72nd Avenue. In the past we have ask that Fairweather be connected to Guinevere Court or into Merlin. The current subdivision design requires someone from the new subdivision to access the Old Seward Highway, a minor arterial with a 17,500 average daily traffic count, to visit someone on Merlin. As Anchorage grows, traffic in this Midtown area will grow. AMATS Long Range Transportation Plan and the Transportation Improvement Program include grade separated interchanges for 68th and 76th Avenues and the New Seward Highway. Traffic could greatly increase on the Old Seward Highway with these improvements. Connecting streets, as well as, collector streets are a vital factor in any functioning transportation facility.

Amendment

AYE: Klinkner, Penney, Jones, Coffey, Knepper

NAY: None

DRAFT

PASSED

COMMISSIONER COFFEY stated, in his review of the B-3 section of the code, he found it to be generalized in terms of permitted uses. He believed the petitioner's Exhibit A eliminates a list of businesses and limits the use of the site to be consistent with the type of development described in the petitioner's presentation.

Main Motion

AYE: Klinkner, Penney, Jones, Coffey, Knepper

NAY: None

PASSED

4. 2002-085 Borealis Lodging LLC. A conditional use to allow a pole sign for a hotel in the I-1 (Light Industrial) District. Tudor Business Park, Lot 3, Union Square. Located at 4540 A Street.

POSTPONED TO MAY 20, 2002

5. 2002-083 Rodney Udd. A request to rezone approximately 5.24 acres from R-3 (Multiple Family Residential) to B-3 (General Business). Aurora Park Subdivision, Tract A and NW4 NW4 NW4 SW4, Section 17, T12N R3W, S.M., AK. Located at 9911 Old Seward Highway.

POSTPONED TO JULY 2002

6. 2002-087 Municipality of Anchorage. An Ordinance amending Anchorage Municipal Code Title 21 by amending the R-5 (Rural Residential) zoning district subsection 21.40.070.D to allow off street parking spaces and structures as conditional uses.

Staff member JERRY WEAVER explained this ordinance was initiated by Assemblymember Von Gemmingen. It allows off street parking spaces and structures as a conditional use in the R-5 district. The R-3 and R-4 districts currently allow off street parking spaces or structures. These structures are

typically contiguous with commercial properties that benefit with the allowance of off street parking and structures on adjacent multi-family zoned properties. The central business district zoning districts allow off street parking structures of 50 units or more. In evaluating this proposed ordinance, Staff located all R-5 properties, which are scattered throughout the community and are typically contiguous to other residential districts. There are only a few areas where they are contiguous with commercial or industrial districts. In that review, Staff thought it might be appropriate to allow off-street parking structures in the R-5 district as a conditional use so long as they were contiguous with a commercially zoned property and were not separated by a street. Staff recommended a substitute (S) version of the ordinance amending the original request to allow "off street parking spaces and structures so long as the property is contiguous and abuts a commercially or industrially zoned property and the properties are not separated by a right-of-way or constructed street."

COMMISSIONER PENNEY asked what prompted the initiation of this ordinance. MR. WEAVER responded that the R-5 zoning district is probably out of character for Anchorage as it grows and matures because the majority of R-5 properties are located in urban areas. He explained the ordinance amendment was precipitated by a property owner that processed a rezoning request from R-5 to I-1 in order to use that property for parking. The Assembly has denied that request twice. Staff did not believe a conditional use of this type should be permitted where a commercial or industrial property is not contiguous.

The public hearing was opened and closed without public comment.

COMMISSIONER KLINKNER moved to recommend to the Assembly approval of the substitute ordinance amendment proposed by Staff.

COMMISSIONER COFFEY seconded.

COMMISSIONER KLINKNER did not support his motion as he felt approving a general ordinance amendment as a means to resolve individual issues presents the risk of unforeseen circumstances arising.

AYE: Coffey

NAY: Klinkner, Penney, Jones, Knepper

FAILED

7. 2002-092

Municipality of Anchorage. An Ordinance of the Municipality of Anchorage amending Anchorage Municipal Code 21.15.134 to provide for platting of

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

114 54-2002

| | | |
|----------|--|--|
| 1 | SUBJECT OF AGENDA DOCUMENT AIM for Ordinance 2002-63, Amending AMC 21.40.070 D to Allow Off-Street Parking Spaces and Structures as a Conditional Use in the R-5 Zoning District (All Community Councils) (Case 2002-087) | DATE PREPARED 05/8/02 INDICATE DOCUMENTS ATTACHED <input type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM |
| 2 | DEPARTMENT NAME Planning Department | DIRECTOR'S NAME Susan R. Fison, Director |
| 3 | THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver Jr. | HIS/HER PHONE NUMBER 343-4215 |
| 4 | COORDINATED WITH AND REVIEWED BY | INITIALS |
| 5 | Mayor Heritage Land Bank Merrill Field Airport Municipal Light & Power Port of Anchorage Solid Waste Services Water & Wastewater Utility | DATE |
| 4 | Municipal Manager Cultural & Recreational Services Employee Relations Finance, Chief Fiscal Officer Fire Health & Human Services Office of Management and Budget Management Information Services Police | <i>[Signature]</i> 5.15.02 |
| 2 | Office of Planning, Development, & Public Works Development Services Facility Management | <i>[Signature]</i> 5-14-02 |
| 1 | Planning Project Management & Engineering Street Maintenance Traffic Public Transportation Department Purchasing | <i>[Signature]</i> 5-14-02 |
| 3 | Municipal Attorney Municipal Clerk | <i>[Signature]</i> 5/17/02 |
| 5 | SPECIAL INSTRUCTIONS/COMMENT Previously introduced for a May 21, 2002 public hearing. <i>14.6.1. New Public Hearing</i> | |
| 6 | ASSEMBLY MEETING DATE REQUESTED | PUBLIC HEARING DATE REQUESTED May 21, 2002 |

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