

See AO 2003-124(15)

Submitted by: Assemblymember Tesche
Prepared by: Department of Assembly
For reading: January 6, 2004

ANCHORAGE, ALASKA
AO NO. 2003-124

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020 AND 21.40.060 TO CHANGE THE
DEFINITION OF GROSS FLOOR AREA AND FLOOR AREA RATIO TO EXCLUDE
UNDERGROUND PARKING AND ACCESS TO UNDERGROUND PARKING.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.35.020B is hereby amended to read as follows: (*Other definitions in the referenced section are not affected and therefore not set out.*)

21.35.020 **Definitions and rules of construction.**

* * *

B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

Gross floor area means the total horizontal area of all of the floors of a building, measured from exterior to exterior, including interior balconies, mezzanines, stairwells, elevator shafts and ventilation shafts, etc. Gross floor area excludes the area of a building used for underground parking and access to underground parking.

Section 2. Anchorage Municipal Code subsections 21.40.060F.1.h [Table Inset] and 21.40.060H are amended to read as follows: (*Other subsections are not affected and therefore not set out.*)

21.40.060 **R-4 multiple-family residential district.**

* * *

F. *Minimum lot requirements.*

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

h. Apartment buildings for 11 or more families on sites having a minimum area of 11,500 square feet and minimum frontage of 100 feet shall be limited by a floor area ratio (F.A.R.) of 2.0 and shall be subject to the yard requirements of this section. For purposes of this subsection, floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (A floor area ratio of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of 11,500 square feet.) For purposes of determining the floor area ratio, the area of a building used for underground parking and access to underground parking shall not be included in the maximum gross floor area of the building.

* * *

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 50 percent, provided that a cluster housing development under section 21.50.210 shall conform to the maximum lot coverage requirements for that section. In determining the maximum lot coverage of a building, the area of a building used for underground parking and access to underground parking shall be excluded.

* * *

Section 3. This ordinance shall be effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2004.

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
AM NO. 687-2003

Meeting Date: ~~July 19, 2003~~
~~August 19, 2003~~
January 6, 2004

From: Assemblymember Allan Tesche

Subject: AO 2003-124, Amending Sections 21.35.020 and 21.40.060 of the Anchorage Municipal Code to Change the Definition of Floor Area Ratio to Exclude Underground Parking.

The proposed ordinance will amend the minimum lot requirements applicable to the R-4 zone by excluding underground parking from the calculation of the floor area ratio. The proposed change would not change the floor area ratio. This change is consistent with the intent of the regulations applicable to the R-4 district, stated in paragraph A of AMC 21.40.060, to enhance the residential character of the district.

The ordinance currently limits the floor area ratio of apartment buildings for 11 or more families to 2.0. The floor area ratio is defined as the maximum gross floor area of a building, divided by the area of a lot or parcel. The purpose of this restriction is to maintain a reasonable amount of open space around an apartment building. Unfortunately, a good portion of such open space is usually taken up by parking. If an apartment building offers underground parking, the open space can be landscaped and will be more attractive. Therefore, building owners should be encouraged to provide underground parking. However, the present ordinance penalizes a building with underground parking because the parking area is counted as part of the gross floor area of the building. Thus, a building with underground parking cannot have as much living space as a building with off-street parking. Since underground parking does not increase the density of the housing, it should not be considered part of the floor area for purposes of calculating the floor area ratio.

Respectfully submitted,

Allan Tesche
Assemblymember, Section 1

AO 2003-124

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2003-124

Title: An Ordinance amending Anchorage Municipal Code Sections 21.35.020 And 21.40.060 to change the definition of gross floor area ratio and to exclude underground parking and access from the floor area ratio caculations.

Sponsor: Assemblymember Tesche

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	FY04	FY05	FY06	FY07	
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	
REVENUES:	\$ -	\$ -	\$ -	\$ -	
CAPITAL:					
POSITIONS: FT/PT and Temp	0	0	0	0	

PUBLIC SECTOR ECONOMIC EFFECTS:

The ordinance should have no substantial economic impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

The ordinance should have no substantial economic impact on the private sector.

Prepared by: **Jerry T. Weaver Jr., Zoning Administrator**

Telephone: 343-7939

Validated by OMB: _____

Date: _____

Approved by: _____

Date:

(Director, Preparing Agency)

Concurred by:

Date:

(Director, Impacted Agency)

Approved by: _____

Date:

(Municipal Manager)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM20 -2004

Meeting Date: January 6, 2004

From: Mayor

Subject: AO 2003-124 Planning and Zoning Commission recommendation for a proposed change to Title 21 regarding definitions and Floor Area Ratio (F.A.R.) requirements in the R-4 Multiple-family residential district. Planning and Zoning Commission Case Number 2003-147.

1 Assemblymember Tesche and the Planning Department staff have each submitted slightly
2 different ordinances changing the floor area ratio requirements (FAR) in the R-0 and R-4
3 zoning districts. Assemblymember Tesche's ordinance (Planning and Zoning Case 2003-
4 147) addresses the R-4 multi-family district while the staff ordinance (case 2003-128)
5 addresses R-O as well as R-4 zoning districts. Both proposed ordinances offer an
6 incentive for below-grade parking but do not require below grade parking. The
7 Administration supports the Planning Department ordinance as it addresses both zoning
8 districts in which FAR requirements are applicable.

9 The Administration supports the Planning Department ordinance, Case 2003-128, which
10 promotes incentives for underground parking/loading in both the R-4 and R-O zoning
11 districts.

12
13 Approval of ordinance 2003-124 is not recommended.

14 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning
15 Department
16 Concur: Donald S. Alspach, Acting Director, Planning Department
17 Concur: Mary Jane Michael, Director, Office of Economics and
18 Community Development
19 Concur: Denis C. LeBlanc, Municipal Manager
20 Respectfully submitted: Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-075**

A RESOLUTION RECOMMENDING APPROVAL TO THE ASSEMBLY OF AN ORDINANCE AMENDMENT TO ANCHORAGE MUNICIPAL CODE SECTION 21.35.020 TO MODIFY THE DEFINITION OF FLOOR AREA RATIO (F.A.R.) AND SECTION 21.45.040 R-4 MULTI FAMILY RESIDENTIAL DISTRICT AND 21.45.130 R-O RESIDENTIAL OFFICE DISTRICT TO AMEND THE WAY F.A.R. IS CALCULATED.

(Case 2003-128 and -147)

WHEREAS, a request has been received from Assemblyman Tesche to exempt underground parking and loading areas from the gross floor area F.A.R. calculation in the R-4 district; and

WHEREAS, the Planning Department has submitted a proposed change to the gross floor area F.A.R. calculation in the R-4 and R-O districts; and

WHEREAS, the Planning and Zoning Commission wishes to provide an incentive for underground parking and loading areas in the R-4 and R-O; and

WHEREAS, a public hearing was held on October 13, 2003.

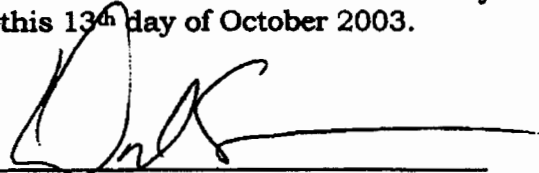
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The R-4 and R-O districts currently require that F.A.R. calculations be based on gross floor area of a structure, including underground parking and loading areas.
2. The F.A.R. limitation applies only in R-4 and R-O.
3. All responding review agencies had no comment at the time of this public hearing. No comments from the public have been received.
4. The Planning Department has researched standards around the country regarding F.A.R. calculations and underground parking. Although jurisdictions have varying requirements, underground parking/loading areas are considered to be deserving of some type of exemption from the F.A.R. calculation.
6. Underground parking and loading areas are a desirable feature and worthy of some type of incentive.

7. The Planning and Zoning Commission recommends approval to the Assembly of an Ordinance Amending AMC 21.35.020, 21.40.020, and 21.40.130 to modify the gross floor area in the F.A.R. calculation.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
this 13th day of October 2003.



Susan R. Fison
Director

Dan K. Coffey
Acting Chair

by Ken Klein

(Case 2003-128, -147)

ab