

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: July 26, 2005

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date:.....10-11-05..... Anchorage, Alaska  
AO 2005-96

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.50.320  
TO PERMIT AND PROVIDE STANDARDS FOR AUTOMOBILE DISPLAY LOTS IN  
CONJUNCTION WITH LARGE RETAIL ESTABLISHMENTS.

**Section 1.** Anchorage Municipal Code section 21.40.180 is hereby amended to add a new  
subsection as follows (*the remainder of the section is not affected and therefore is not set out.*):

**21.50.320 Public hearing site plan review - Large retail establishments**

\*\*\* \*\*

S. Use of the parking lot for the display and sale of new and/or used vehicles is permitted and is not subject to subsection F of this section. Such use shall comply with the following requirements:

1. The vehicle display area shall be shown on the Large Retail Establishment site plan.
2. The vehicle display area shall not occupy required parking or landscaping areas. The vehicle display area may occupy required snow storage areas only from July 1 through September 30.
3. The vehicle display area shall comply with subsection I of this section. The vehicle display area shall not adversely impact vehicular or pedestrian circulation within the parking lot or access to the parking lot.
4. No building shall be erected in the vehicle display area. Any area used for a temporary office shall be shown on the Large Retail Establishment site plan.

(AO No. 2001-80, § 11, 5-8-01; AO No. 2002-60, § 6, 7-16-02)

Editor's note: The intent of AO No. 2001-80 as amended is to provide guidelines that will be applied uniformly to all applicants to the extent possible. See AO No. 2001-80, § 11. Subsection M. made effective June 19, 2001, by AO No. 2001-111.

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**Section 2.** This ordinance shall be effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 11<sup>th</sup> day of October 2005.

Anna L. Fairclough  
Chair

ATTEST:

Richard S. Gust  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2005- 96

Title: Planning and Zoning Commission, Case 2005-036;  
 recommendation of approval for an ordinance amending the  
 code to permit and provide standards for automobile display lots  
 in conjunction with large retail establishments.

Sponsor:  
 Preparing Agency: Planning Department  
 Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>	<b>(In Thousands of Dollars)</b>			
	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>
<b>Operating Expenditures</b>				
1000 Personal Services				
2000 Non-Labor				
3900 Contributions				
4000 Debt Service				
<b>TOTAL DIRECT COSTS:</b>	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
<b>FUNCTION COST:</b>	\$ -	\$ -	\$ -	\$ -
<b>REVENUES:</b>				
<b>CAPITAL:</b>				
<b>POSITIONS: FT/PT and Temp</b>				

**PUBLIC SECTOR ECONOMIC EFFECTS:**  
 Approval of this ordinance should have no significant impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**  
 Approval of the ordinance should have no significant 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. AM 511 -2005

Meeting Date: July 26, 2005

From: Mayor

Subject: PLANNING AND ZONING COMMISSION RECOMMENDATION  
FOR AN ORDINANCE AMENDMENT TO PERMIT AND  
PROVIDE STANDARDS FOR AUTOMOBILE DISPLAY LOTS IN  
CONJUNCTION WITH LARGE RETAIL ESTABLISHMENTS.

1 Automobile sales that have retail/wholesale sales in a structure of over 20,000 square  
2 feet in size are subject to the Large Retail Establishment requirements of AMC  
3 21.50.320. Currently, outdoor automobile display areas, in conjunction with such a  
4 use, would be subject to screening fencing requirements, and would only be allowed  
5 on a temporary basis. This amendment will allow such outdoor automobile sales to  
6 have outdoor display of automobiles on a permanent basis, while subjecting them to  
7 the same design standards as the required parking area for the facility.

8  
9 The Commission recommended deleting two recommended requirements. One  
10 prohibited pennant, flag, balloon, banner, rotating or flashing lights, and the second  
11 required additional parking spaces for the vehicle display area. The Commission  
12 found that the first item is redundant to the sign code and any potential change in the  
13 sign code may cause a conflict with this provision. The Commission found that there  
14 is no need for the additional parking requirement from the observation that there  
15 have not been any parking problems with outdoor automobile display areas,  
16 particularly spillover into the street.

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18 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
19 COMMISSION RECOMMENDATION FOR THE ORDINANCE AMENDMENT.

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23 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department  
24 Concur: Tom Nelson, Director, Planning Department  
25 Concur: Mary Jane Michael, Executive Director, Office of Economic and  
26 Community Development  
27 Concur: Denis C. LeBlanc, Municipal Manager  
28 Respectfully submitted, Mark Begich, Mayor

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-018**

A RESOLUTION RECOMMENDING APPROVAL TO THE ASSEMBLY OF AN ORDINANCE AMENDMENT TO ANCHORAGE MUNICIPAL CODE SECTION 21.50.320, PROVIDING STANDARDS FOR AUTOMOBILE DISPLAY LOTS IN LARGE RETAIL ESTABLISHMENTS.

(Case 2005-036)

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WHEREAS, a request has been received from the Municipality to address automobile display lots in large retail establishments, and

WHEREAS, a public hearing was held on April 4, 2005.

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

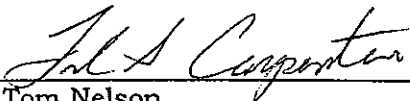
A. The Commission makes the following findings of fact:

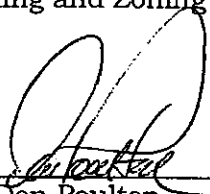
1. Automobile sales that have retail/wholesale sales in a structure of over 20,000 square feet in size are subject to the Large Retail Establishment requirements of AMC 21.50.320. Currently, outdoor automobile display areas, in conjunction with such a use, would be subject to screening fencing requirements, and would only be allowed on a temporary basis. This amendment will allow such outdoor automobile sales to have outdoor display of automobiles on a permanent basis, while subjecting them to the same design standards as the required parking area for the facility.
2. The Planning Department had originally proposed an amendment to AMC 21.50.320 F, which contains the standards for outdoor storage or display areas. The wording exempted the vehicle sales display areas from those outdoor storage requirements, while subjecting them to the same design standards for parking areas.
3. In later discussions with Municipal staff regarding enforcement issues with vehicle display lots, it was determined that it would be best to add a new subsection S to AMC 21.50.320, to address use of the parking lot for vehicle sales. The Department has provided a revised ordinance, which clearly lays out those particular design standards not only for parking lots, but also includes the requirements prohibiting pennants and banners, as well as establishing additional requirements for required parking spaces for the display area. This revised ordinance provides clearer notice of the requirements in one subsection.
4. The Commission approved the request, recommending removal of items S.5 and S.6 of the proposed ordinance.
5. The Commission finds that item S.5 with signage and related requirements is redundant to the sign code, and also out of fear that a change in one part of

the code might not mean a change in another, potentially resulting in confusion and disagreement regarding requirements.

6. The Commission finds that item S.6 regarding the need for additional parking for automobile display areas is unnecessary, as the Commission has not observed any parking problems with outdoor automobile display areas, particularly spillover into the street.
7. The Planning and Zoning Commission recommends approval to the Assembly of an Ordinance Amending AMC 21.50.320, providing standards for automobile display lots in large retail establishments.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 4<sup>th</sup> day of April, 2005.

  
\_\_\_\_\_  
Tom Nelson  
Director

  
\_\_\_\_\_  
Don Poulton  
Chair

(Case 2005-036)

ac

would be nothing preventing the other authorized entities, such as the Department, the Planning and Zoning Commission, the Assembly, or community councils from bringing a plan forward on a large piece of undeveloped property. She felt it was best that the initiating agencies represent a broad public interest rather than a private interest.

COMMISSIONER T. JONES moved to amend G.1 to delete "of approval of the plan or approval with modifications." COMMISSIONER G. JONES seconded.

COMMISSIONER T. JONES felt that because the Commission recommends to the Assembly on planning documents, there should be no ambiguity what happens after the Commission takes action, regardless of the action taken.

Amendment

AYE: T. Jones, Gibbons, Poulton, G. Jones, Simonian, Lottsfeldt, Isham,  
Pease  
NAY: None

PASSED

Main Motion

AYE: T. Jones, Gibbons, Poulton, G. Jones, Simonian, Lottsfeldt, Isham,  
Pease  
NAY: None

PASSED

3. 2005-037 Municipality of Anchorage. An Ordinance amending Anchorage Municipal Code Subsection 21.40.180.B.3.b to amend the use of Dwellings in Commercial Structures in the B-3 (General Business) Zoning District.

***POSTPONED INDEFINITELY***

4. 2005-036 Municipality of Anchorage. An Ordinance amending Anchorage Municipal Code Subsection 21.50.320.F to amend the Standards for Outdoor Storage or Display Areas in large Retail Establishments to allow Automobile Display Lots.

Staff member ANGELA CHAMBERS explained that the Department recently determined that automobile sales that have retail/wholesale sales in a structure of over 20,000 square feet are subject to the large retail establishment requirements of AMC 21.50.320. That code

section currently allows outdoor automobile display areas, in conjunction with such use, on a temporary basis and subject to screening and fencing requirements. An amendment was originally proposed to exempt these uses from this requirement, so long as there was compliance with all the parking lot requirements for landscaping, etc. for large retail establishments. However, Code Enforcement wanted further clarification that, if outdoor automobile display lots are done in conjunction with large retail establishments, the standards outlined in the amendment are required.

COMMISSIONER PEASE asked whether signs for the vehicle display area would have to comply with the sign requirements of a large retail establishment. MS. CHAMBERS replied that anything done on the outside of the building would undergo a large retail establishment review. The owner would need to comply with the sign code and all other applicable codes. She noted that this applies only to automobile sales uses with structures that have over 20,000 square feet of retail sales.

The public hearing was opened.

TIM POTTER stated one of the questions is in what configuration or categories is a facility with indoor showroom, office space, parts warehouse and service bays put in order to be considered a large retail establishment. He noted that item S.5 is already dealt with in the sign code, which does not comport with the intent to eliminate redundancy in the code. He stated regarding item S.6 that he has never been to a car lot or car dealership where he has had a problem finding a place to park his car. He could not understand this requirement for one additional off-street parking space for each 40 spaces in the vehicle display lot, particularly given the trend toward reducing paved surface.

CHAIR POULTON requested comment on Mr. Potter's remarks regarding S.5 and S.6. MS. CHAMBERS indicated that items S.5 and S.6 simply clearly outline the requirements; she agreed that S.5 is redundant with the sign code. She indicated that S.6 is recommended by Code Enforcement and she was unsure of its basis. She noted that there have been discussions of reducing the amount of on-site parking to the minimum required by code for large retail establishments. From that perspective, S.6 does seem to be undesirable.

The public hearing was closed.

COMMISSIONER T. JONES moved for approval of 2005-036 subject to deleting S.5 and S.6. COMMISSIONER GIBBONS seconded.

COMMISSIONER T. JONES stated she has recommended deleting S.5 as it is redundant to the sign code, and also out of fear that a change in one part



of the code might not mean a change in another, potentially resulting in confusion and disagreement regarding requirements. She recommended deleting S.6 based on her personal observations and experience. She has not observed any parking problems with outdoor automobile display areas, particularly spillover into the street.

AYE: T. Jones, Gibbons, Poulton, G. Jones, Simonian, Lottsfeldt, Isham, Pease

NAY: None

PASSED

## I. REPORTS

### 1. Chair

CHAIR POULTON reminded the Commission of the joint ASD/Planning and Zoning Commission meeting on April 7, 2005 at 5:30 in the Mayor's Conference Room. He has worked out protocols, which he shared with the Commission. He believed the chair of the School Board limits School Board discussion. MS. CHAMBERS indicated that the hearing will be joint, but action will be taken separately. COMMISSIONER T. JONES remarked that when the Commission is deliberating it is acting independently and during the public hearing the School Board should follow their protocol.

CHAIR POULTON reported on the status of the working committee for the Parks Plan. Three members have been named, with the exception of two ASD appointees. He understood that the plan would be recompiled with changes incorporated in a more readable format. A working committee meeting will then be scheduled. There were concerns expressed by the Commission during the Parks Plan public hearing, but he agreed to wait until the plan is recompiled before submitting those. He understood there was no rush to finalize this document.

CHAIR POULTON noted the Commission had also discussed a worksession to discuss the Commission itself; that is, the commission's function in the broader scheme of things. This results from concerns with the Commission becoming involved late in a process. He stated he had a conversation with Debbie Ossiander and she suggested that the Mayor's Office would be a receptive audience. COMMISSIONER T. JONES thought it would be healthy for the Commission to have a conversation to identify issues with regard to its charge, both by State law and by municipal charter and code, and to set goals.

**MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT  
MEMORANDUM**

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**DATE:** April 4, 2005

**TO:** Planning and Zoning Commission

**THRU:** *TN* Tom Nelson, Director, Planning Department

**THRU:** *JT* Jerry T. Weaver, Jr., Division Administrator

**FROM:** *AC* Angela C. Chambers, AICP, Senior Planner

**SUBJECT:** 2005-036 An Ordinance Amendment to AMC 21.50.320,  
Amending the Standards for Outdoor Storage or Display Areas in  
Large Retail Establishments to Allow Automobile Display Lots.

**PROPOSED AMENDMENT REQUEST:**

The Department has prepared an amendment to the Anchorage Municipal Code Section AMC 21.50.320F *Public Hearing Site Plan Review – Large Retail Establishments, Outdoor Storage or Display Areas*, to permit automobile display lots in non-required parking areas.

**BACKGROUND:**

Automobile sales that have retail/wholesale sales in a structure of over 20,000 square feet in size are subject to the Large Retail Establishment requirements of AMC 21.50.320. Currently, outdoor automobile display areas, in conjunction with such a use, would be subject to screening fencing requirements, and would only be allowed on a temporary basis. This amendment will allow such outdoor automobile sales to have outdoor display of automobiles on a permanent basis, while subjecting them to the same design standards as the required parking area for the facility.

**DISCUSSION of Amendment proposal of AMC 21.50.320**

The Department had originally proposed an amendment to AMC 21.50.320 F, which contains the standards for outdoor storage or display areas. The wording exempted the vehicle sales display areas from those outdoor storage requirements, while subjecting them to the same design standards for parking areas.

In later discussions with Municipal staff regarding enforcement issues with vehicle display lots, it was determined that it would be best to add a new subsection S to AMC 21.50.320, to address use of the parking lot for vehicle sales. The Department has provided a revised ordinance, which clearly lays out those particular design standards not only for parking lots, but also includes the requirements prohibiting pennants and banners, as well as establishing additional requirements for required parking spaces for the display area. This revised ordinance provides clearer notice of the requirements in one subsection.

**RECOMMENDATION:**

The Department recommends approval of the amendment to AMC 21.50.320, establishing a new subsection S, contained in the revised ordinance dated 04-04-2005.

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading:

Anchorage, Alaska  
AO 2005-\_\_\_\_

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4 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.50.320  
5 TO PERMIT AND PROVIDE STANDARDS FOR AUTOMOBILE DISPLAY LOTS IN  
6 CONJUNCTION WITH LARGE RETAIL ESTABLISHMENTS.  
7

8  
9 **Section 1.** Anchorage Municipal Code section 21.40.180 is hereby amended as follows:  
10 *(the remainder of the chapter is not affected and therefore is not set out)*  
11

12 **21.50.320 Public hearing site plan review - Large retail establishments**  
13

14 \*\*\* \*\*\* \*\*\*

15  
16 S. Use of the parking lot for the display and sale of new and/or used vehicles is permitted  
17 and is not subject to subsection F of this section. Such use shall comply with the  
18 following requirements:  
19

- 20 1. The vehicle display area shall be shown on the Large Retail Establishment site  
21 plan.  
22  
23 2. The vehicle display area shall not occupy required parking or landscaping  
24 areas. The vehicle display area may occupy required snow storage areas only  
25 from July 1 through September 30.  
26  
27 3. The vehicle display area shall comply with subsection I of this section. The  
28 vehicle display area shall not adversely impact vehicular or pedestrian  
29 circulation within the parking lot or access to the parking lot.  
30  
31 4. No building shall be erected in the vehicle display area. Any space for a  
32 vehicle used as an office shall be shown on the Large Retail Establishment site  
33 plan.  
34  
35 5. No pennant, flag, balloon, banner, or rotating or flashing light may be used in  
36 conjunction with the vehicle display area.  
37  
38 6. One off-street parking space shall be required for each 40 spaces in the vehicle  
39 display area, and one additional space shall be required for any vehicle used as  
40 an office.

1 (AO No. 2001-80, § 11, 5-8-01; AO No. 2002-60, § 6, 7-16-02)

2  
3 Editor's note: The intent of AO No. 2001-80 as amended is to provide guidelines that will be  
4 applied uniformly to all applicants to the extent possible. See AO No. 2001-80, § 11.  
5 Subsection M. made effective June 19, 2001, by AO No. 2001-111.

6  
7 Section 2. This ordinance shall be effective immediately upon passage and approval by  
8 the Anchorage Assembly.

9  
10 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
11 of \_\_\_\_\_ 2005.

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13  
14 ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Municipal Clerk

Pierce, Eileen A

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**From:** Staff, Alton R.  
**Sent:** Thursday, March 10, 2005 8:49 AM  
**To:** Long, Patty R.; Pierce, Eileen A  
**Cc:** Taylor, Gary A.  
**Subject:** Platting and Zoning Comments.

**RECEIVED**

**MAR 10 2005**

**MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION**

The Public Transportation Department has no comment on the following plats:

S10752-2  
S11294-2  
S11336-1  
S11339-1  
S11341  
S11342-1  
S11343-1  
S11344-1  
S11345-1  
S11346-1  
S11347-1  
S11348-1  
S11349-1  
S10651-3  
S11353-1  
S11354-1  
S11355-1  
S11356-1

The Public Transportation Department has no comment on the following zoning cases:

2005- 036  
037  
039  
040  
041  
045

Thank you for the opportunity to review.

**Alton Staff**  
Operations Supervisor  
People Mover  
907-343-8230



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**DATE:** March 2, 2005

**TO:** Planning Department, Zoning and Platting Division

**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *JL Frost*

**FROM:** Lynn McGee, Senior Plan Reviewer *LM*

**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of April 4, 2005.

RECEIVED

MAR 02 2005

MUNICIPALITY OF ANCHORAGE  
DEVELOPMENT SERVICES DEPARTMENT

Right of Way has reviewed the following case(s) due March 7, 2005.

**05-036** **Ordinance Amendment**  
**(Title 21 for Large Retail Auto Sales)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

**05-037** **Ordinance Amendment**  
**(Title 21 for Residential Use in the B-3 Zone)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

DATE: February 14, 2005  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer  
FROM: Mada Angell, Acting Associate Traffic Engineer  
SUBJECT: Comments, April 4, 2005 Planning and Zoning Commission

**RECEIVED**  
FEB 17 2005  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**05-036** An ordinance amending Title 21 for large retail auto sales

Traffic has no comment.

**05-037** An ordinance amending Title 21 for residential use in the B-3 zone

Traffic has no comment.

**05-039** An ordinance amending Title 21 for neighborhood planning

Traffic has no comment.



# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

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

February 14, 2005

RE: Zoning Case Review

**RECEIVED**

**FEB 15 2005**

**MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION**

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

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following Zoning Cases and has no comment:

2005-019 Eastchester SE Tract 5A West Sullivan Arena 1600 Gambell St/Site Plan Review:  
Skateboard &

BMX Park

2005-021 Eagle Lot 18A Sec 11 T14N R2W SM/ Conditional use: charter school

2005-022 Fairview Lot 20 Blk 9/ Rezone: R-4 Multiple-family residential district

2005-036 Amend Title 21 for large retail auto sales

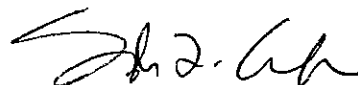
2005-037 Amend Title 21 for residential use in the B-3 zone

**Comments:**

2005-020 Alaska Sea food international tract A Fragment Lots Commercial Tract Fragment Lot Site Plan 6601 & 6689 Seafood Dr/Rezone: I-1 Heavy Industrial: The applicant needs to be made aware that access to State right of way requires permits and possibly a traffic impact analysis before access can be approved.

Thank you for the opportunity to comment.

Sincerely,



Sandra L. Cook  
Anchorage Area Planner

/eh

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

**RECEIVED**  
FEB 14 2005  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

MEMORANDUM

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**DATE:** February 10, 2005  
**TO:** Zoning and Platting Division, OPDPW  
**FROM:** Hallie Stewart, Engineering Technician *H Stewart*  
**SUBJECT:** Planning & Zoning Commission Public hearing April 4, 2005  
AGENCY COMMENTS DUE March 7, 2005

AWWU has reviewed the case material and has the following comments.

**05-036**

**A request to amend Title 21**

AWWU has no objection to the amendment to the Anchorage Municipal Code Subsection 21.50.320F to amend the standards for outdoor storage or display areas in large retail establishments to allow automobile display lots.

**05-037**

**A request to amend Title 21**

AWWU has no objection to the amendment to the Anchorage Municipal Code Subsection 21.40.180B.3B to amend the use of dwellings in commercial structures in the B-3 (general business) zoning district.

If you have any questions, please call me at 242-8009 or the AWWU Planning Section at 564-2739.

# Zoning and Platting Cases On-line

## View Case Comments

[Submit a Comment](#)

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

**Questions?** If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

**1. Select a Case:**

### 2. View Comments:

**Case Num:** 2005-036  
An ordinance amending Title 21 for Large Retail Auto Sales

**Site Address:** N/A  
**Location:** An Ordinance amending Anchorage Municipal Code Subsection 21.50.320.F to amend the Standards for Outdoor Storage or Display Areas in large Retail Establishments to allow Automobile Display Lots.

[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**3/1/05**  
Steven Ellis  
This ordinance should also add standards for park and sell auto lots. As it is currently there are no requirements for paving, lighting or landscaping if a structure is not constructed with this type of use.

[Zoning & Platting Cases On-line website](#)

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading:

Anchorage, Alaska  
AO 2005-\_\_\_\_

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4 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION  
5 21.50.320F TO AMEND THE STANDARDS FOR OUTDOOR STORAGE OR DISPLAY  
6 AREAS IN LARGE RETAIL ESTABLISHMENTS TO ALLOW AUTOMOBILE DISPLAY  
7 LOTS.  
8

9  
10 **Section 1.** Anchorage Municipal Code section 21.40.180 is hereby amended as follows:  
11 *(the remainder of the chapter is not affected and therefore is not set out)*  
12

13 **21.50.320 Public hearing site plan review - Large retail establishments**  
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16  
17 F. *Outdoor storage or display areas.* Products stored or displayed outside shall not be  
18 visible from abutting R-zoned property. Areas for the outdoor storage and sale of  
19 seasonal inventory shall be permanently defined and screened with walls and/or  
20 fences. The height of stored materials shall not exceed the height of the screen ing  
21 wall or fence. Materials, colors, and the design of screening walls and/or fences and  
22 their covers shall be complementary to those used as predominant materials and colors  
23 on the building. Commercial trailers, shipping containers, and similar equipment used  
24 for transporting merchandise, shall remain on the premises only as long as required for  
25 loading and unloading operations, and shall not be maintained on the premises for  
26 storage purposes. The use of the parking lot for display of new and/or used vehicles in  
27 conjunction with new and/or used vehicle sales operations is permitted, and is not  
28 subject to this subsection. However, the vehicle display areas shall be in areas of non-  
29 required parking only, shall be delineated on the site plan, and shall comply with site  
30 design standards and are subjection to the parking standards of subsection I.  
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34 (AO No. 2001-80, § 11, 5-8-01; AO No. 2002-60, § 6, 7-16-02)  
35

36 Editor's note: The intent of AO No. 2001-80 as amended is to provide guidelines that will be  
37 applied uniformly to all applicants to the extent possible. See AO No. 2001-80, § 11.  
38 Subsection M. made effective June 19, 2001, by AO No. 2001-111.  
39  
40

1 Section 2. This ordinance shall be effective immediately upon passage and approval by  
2 the Anchorage Assembly.

3  
4 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
5 of \_\_\_\_\_ 2005.

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ATTEST:

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Municipal Clerk

**Content Information**

**Content ID :** 003015

**Type:** Ordinance - AO

**Title:** PLANNING AND ZONING COMMISSION RECOMMENDATION FOR AN ORDINANCE AMENDMENT TO PERMIT AND PROVIDE STANDARDS FOR AUTOMOBILE DISPLAY LOTS IN CONJUNCTION WITH LARGE RETAIL ESTABLISHMENTS.

**Author:** weaverjt

**Initiating Dept:** Planning

**Description:** PLANNING AND ZONING COMMISSION RECOMMENDATION FOR AN ORDINANCE AMENDMENT TO PERMIT AND PROVIDE STANDARDS FOR AUTOMOBILE DISPLAY LOTS IN CONJUNCTION WITH LARGE RETAIL ESTABLISHMENTS.

**Date Prepared:** 6/29/05 1:06 PM

**Director Name:** Tom Nelson

**Assembly**

**Meeting Date** 7/26/05

**MM/DD/YY:**

**Requested**

**Hearing Date** 8/23/05

**MM/DD/YY:**

M.O.A  
 2005 JUL 18 PM 12:03  
 CLERKS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	6/29/05 1:07 PM	Checkin	weaverjt	Public	003015
Planning_SubWorkflow	6/30/05 7:56 AM	Approve	nelsontp	Public	003015
ECD_SubWorkflow	6/30/05 10:50 AM	Approve	thomasm	Public	003015
OMB_SubWorkflow	7/5/05 12:30 PM	Approve	mitsonjl	Public	003015
AllOrdinanceWorkflow	7/5/05 4:35 PM	Reject	fehlenrl	Public	003015
AllOrdinanceWorkflow	7/5/05 4:46 PM	Checkin	weaverjt	Public	003015
Planning_SubWorkflow	7/5/05 5:42 PM	Approve	nelsontp	Public	003015
ECD_SubWorkflow	7/6/05 12:46 PM	Approve	thomasm	Public	003015
OMB_SubWorkflow	7/11/05 5:52 PM	Approve	mitsonjl	Public	003015
Legal_SubWorkflow	7/11/05 6:04 PM	Approve	fehlenrl	Public	003015
MuniManager_SubWorkflow	7/15/05 10:44 AM	Approve	leblancdc	Public	003015
MuniMgrCoord_SubWorkflow	7/15/05 11:58 AM	Approve	abbottmk	Public	003015