

Planning and Zoning Commission

December 12, 2022

Case #: **2022-0129**

Case Title: **Title 21 Text Amendments to Update
the Downtown Code**

Agenda Item #: **G.1.** Supplementary Packet #: **1**

☐ Comments submitted after the packet was finalized

☒ Additional information: Two memos, dated 12/6/2022

- Recommended Change of Parking Structures to Permitted Use
- Correction to Table 21.11-7 Regulating Window Requirements

☐ Other:

Sent by email: **X** yes no



Municipality of Anchorage

Planning Department

Memorandum



Date: December 6, 2022
Subject: Recommended Change of Parking Structures to Permitted Use
To: Planning & Zoning Commission
Through: Craig Lyon, Planning Director
Through: Kristine Bunnell, Long Range Planning Manager
From: Daniel Mckenna-Foster, Senior Planner, Long Range Planning

SUMMARY

The draft provided to the Planning Commission at their 12/5/2022 work session listed "Parking lot or structure (50+ spaces)", and "Parking lot or structure (less than 50 spaces)" as prohibited uses for surface lots, and conditional uses for parking structures. Considering feedback following the work session, the Planning Department recommends that surface lots remain a prohibited use but parking structures be allowed as a permitted use. This would require two changes:

DT Code In Original Packet	Correction																																																																																								
1. 21.11.050A, Table 21.11-2	21.11.050A, Table 21.11-2: Change the designation for the uses “Parking lot or structure (50+ spaces)”, and Parking lot or structure (less than 50 spaces) to Permitted.																																																																																								
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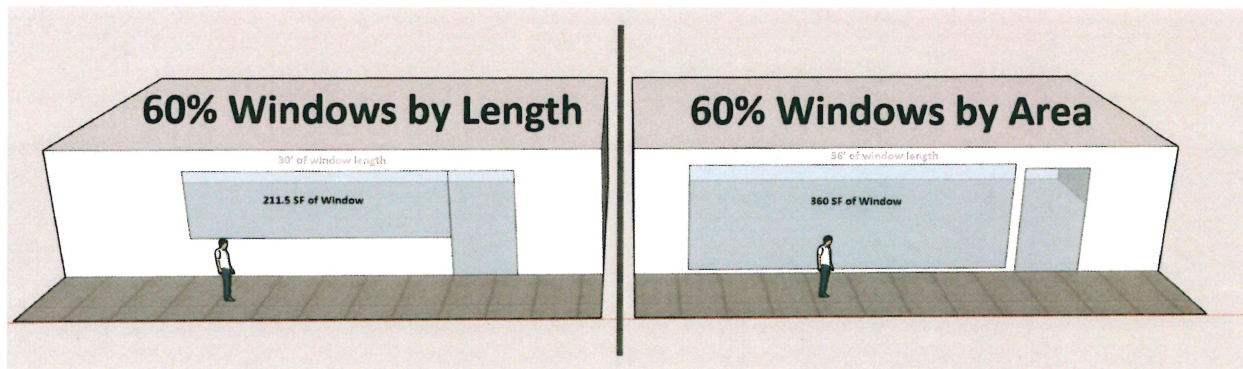
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SUMMARY

Different sections of Title 21 have traditionally regulated window requirements based on the length of a façade or the area of a façade. In the draft provided to the Planning Commission on 12/5/2022, Table 21.11-7 Window Standards – All Downtown Zoning Districts required a percentage of area when it should have required a percentage of length.



Requiring windows by area increases the requirement substantially. As a result, staff recommends Table 21.11-7 be changed to require percentages by wall length instead of area:

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