

Homeless and Transient Shelters in B-3

AMENDING ANCHORAGE MUNICIPAL CODE TO ALLOW HOMELESS
AND TRANSIENT SHELTERS IN THE B-3 ZONING DISTRICT

21.05.040.C.5: Homeless and Transient Shelter

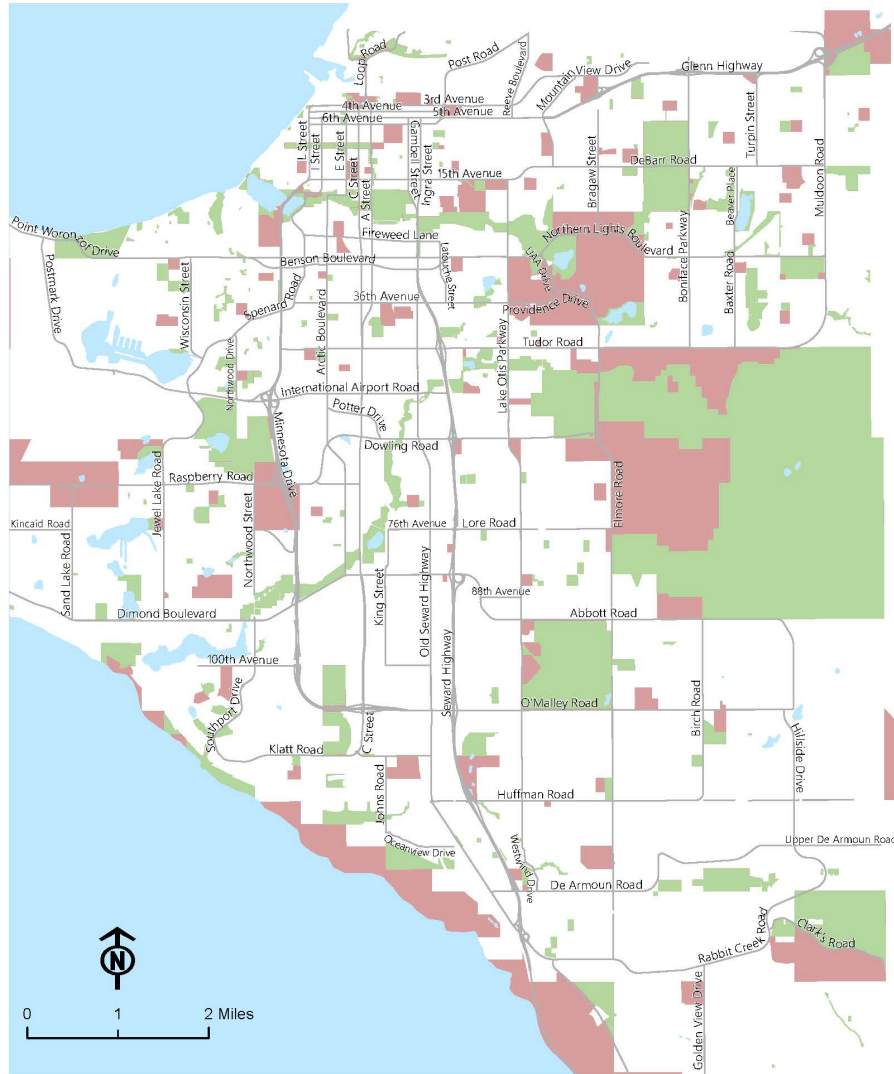


A facility designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning.

Facility elements may include providing the physical care required, including shelter, food, and necessary medical and clothing needs, directly or by referral to appropriate agency; and planning for more permanent housing and employment, including contact with community resources.

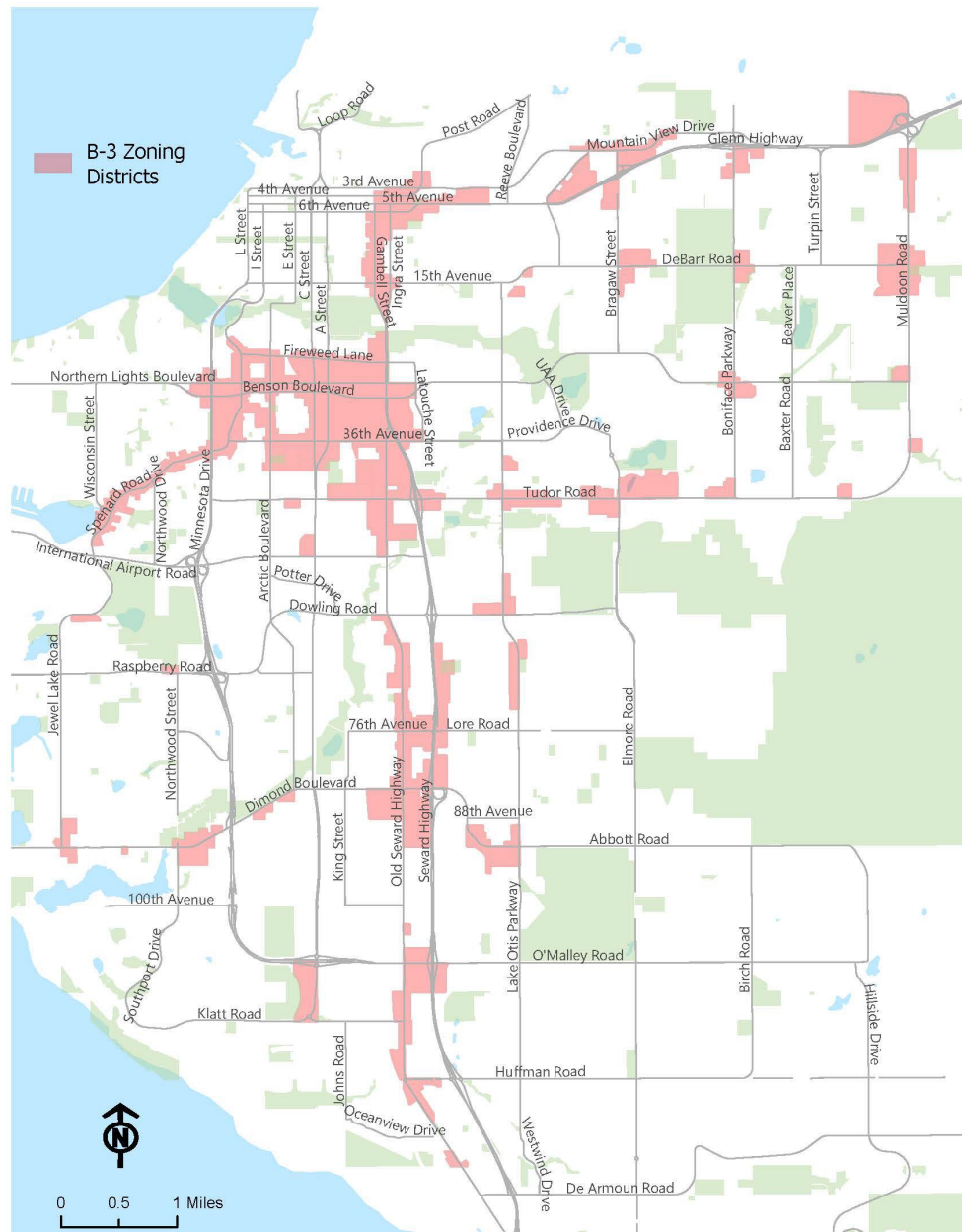
Parkland and Areas Zoned PLI

PLI Zoning Districts
Park Land



Why are we here?

- Homeless shelters currently are limited to one single zoning district (PLI), which makes it hard to provide additional beds.
 - Most PLI zoned land is dedicated or designated parkland or is developed with large institutions.
 - Most PLI zoned land is not located near necessary services such as transit.
- Allowing shelters in some business zoning districts is more compatible than residential or industrial zoning districts.
- Other communities across the country already allow or have expanded homeless shelters in business districts.



B-3 Zoning District

Draft Text Amendment

WHAT THE DRAFT
TEXT AMENDMENT
LOOKS LIKE
TO MODIFY
HOMELESS AND
TRANSIENT SHELTERS
STANDARDS

Amend AMC 21.05.010, Table of Allowed Uses

Chapter 21.05: Use Regulations
Sec.21.05.010 Table of Allowed Uses

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.050.
All other uses not shown are prohibited.

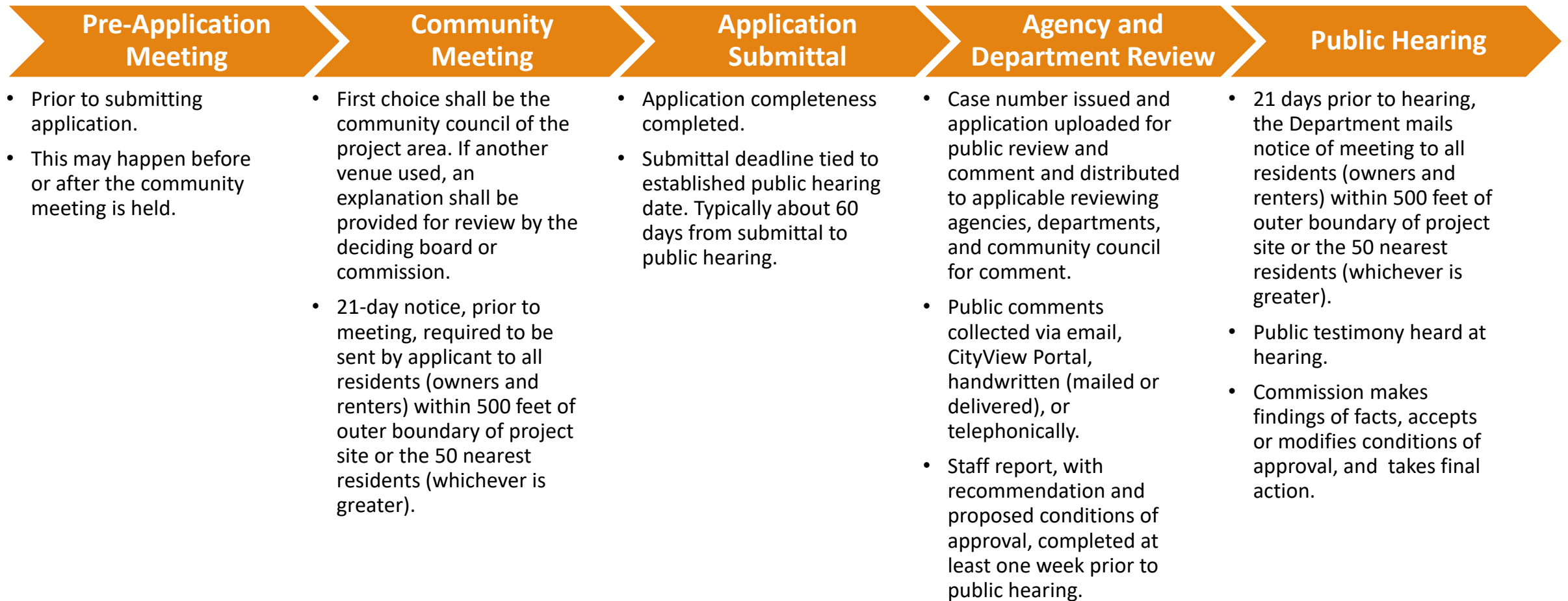
	RESIDENTIAL															COMMERCIAL					INDUST.			OTHER							
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	B-3C	MC	I-1	I-2 ¹	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards	
	Crematorium																		P			P	P					C		21.05.040C.3.	
	Government administration and civic facility																P/ S/ M	P/ S/ M	P/ S/ M	P/ S/ M	P/ S/ M	C			P/ S/ M			M	P/ S/ M		21.05.040C.4
	Homeless and transient shelter																		IC									C		21.05.040C.5.	
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P	P									S		21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		P	P						P		21.05.040C.7.
	Social service facility							C	C	C	C							C	P	P	C									P	

Conditional Use Permit Approval Criteria

AMC 21.03.080D

“The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, ALL of the following criteria have been met in all material matters:”

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in Chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in Chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.



Conditional Use Permit approval process

AMC 21.03.080

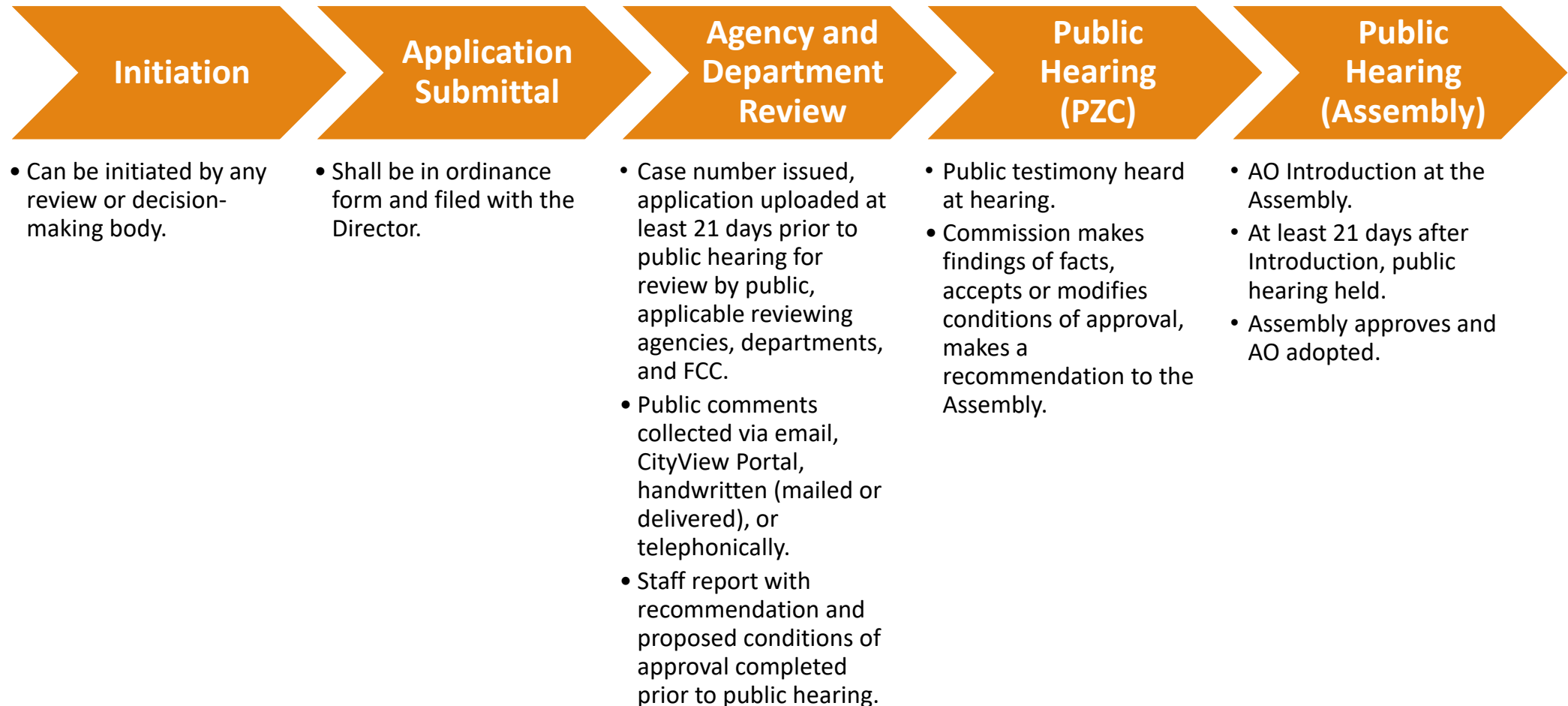
Amend 21.050.040, Community Uses: Definitions and Standards

- This text amendment would add use-specific standards requirement for homeless and transient shelters located in both the B-3 *and* PLI Districts.
- Proposed Use-Specific Standards: **support and protect users**
 - Maintain a 500-foot separation distance from other homeless and transient shelters;
 - Shall be located within 1/4 mile of a transit route unless an alternative mode of transportation for clients is provided. Commuter routes shall not be counted as public transit routes for this standard; and
 - Secure storage facilities for both personal belongings and bicycles shall be provided on-site for guests;

FOR HOMELESS
AND TRANSIENT
SHELTERS IN THE
B-3 DISTRICT AND
AMENDING USE
SPECIFIC
STANDARDS

The Title 21 Text Amendment Process

Title 21 – Text Amendments process





Next Steps

Project Schedule

Public Outreach – November 2020 through January 2021

- Kick-Off Meetings:
 - Downtown Community Council
 - Federation of Community Councils
 - Housing, Homelessness, and Neighborhood Development Commission
 - Housing Leadership Council
- Community Discussion Draft AO – available mid-November
- Attend any community council and business/community group requesting presentation
- Public Hearing Draft AO – January 2021

Planning and Zoning Commission Public Hearing – March 2021

- PZC makes recommendation to the Assembly

Assembly Public Hearing May/June 2021

- Assembly is final approving body



Contact Information

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