

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

**ANCHORAGE, ALASKA
AO NO. 2016-**

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBSECTION 21.07.120A.1. TO CLARIFY THE APPLICABILITY OF LARGE COMMERCIAL ESTABLISHMENTS DEVELOPMENT STANDARDS TO VEHICLE SALES AND RENTAL USES.

(PLANNING AND ZONING COMMISSION CASE 2016-0034)

WHEREAS, if, during the first three years after January 1, 2014, the Planning Director determines that a technical amendment to Title 21 is needed to address conflicting provisions, inconsistencies, or unintended consequences associated with the Title 21 Rewrite Project (2002-2012), the Director may forward an expedited corrective amendment to the Assembly, which may adopt the amendment without Planning and Zoning Commission review, pursuant to AMC 21.03.210B.5.d.; and

WHEREAS, it has been determined that the applicability subsection of the large commercial establishments section is unintentionally inconsistent with other parts of Title 21, including Table 21.05-1: Table of Allowed Uses and the development standards for outdoor vehicle sales within the large commercial establishment section; and

WHEREAS, the Planning Director has notified the Planning and Zoning Commission of the proposed amendment to provide the Commission opportunity to forward its opinion on the amendment to the Assembly for consideration; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.07.120 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.120 Large Establishments

A. Large Commercial Establishment

Large commercial establishments often have high visibility from major public streets and a great volume of use by many residents and visitors. As a consequence, their design determines much of the character, function, and image of this community and its streetscapes and commercial areas. The purpose of this section is to encourage major commercial developments to contribute to and respect the municipality as a unique place and to physically integrate with the community in a positive and architectural and site design sensitive manner. The standards of this section augment existing basic standards for development found elsewhere in this chapter with more specific interpretations that apply to large commercial establishments. These standards promote: a basic level of architectural variety and interest; a compatible appearance and scale; pedestrian and parking lot access; orientation of

buildings and entrances in relation to surrounding streets; provisions for adaptive reuse of prominent vacant buildings; and mitigation of negative impacts of large scale commercial developments.

1. Applicability

The standards of this section 21.07.120 shall apply to any use in the Retail Sales; Animal Sales, Service, and Care; Food and Beverage Services; [OR] Entertainment and Recreation use categories; the Vehicle Sales and Rental use types, or any combination thereof, occupying more than 20,000 gross square feet of floor area, provided the following limitations:

- a. The standards of this section shall apply only to buildings which are intended [EXCLUSIVELY OR] principally for the uses listed above, such as a general merchandise retail store, grocery store, or multi-tenant retail building.
- b. This section shall not apply to distinct floors and/or sections of buildings designed specifically for residential, office, or other uses not listed in subsection 21.07.120A.1. above.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 2. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2016.

Chair

ATTEST:

Municipal Clerk