

Municipality of Anchorage

MEMORANDUM

DATE: September 15, 2016

TO: Planning and Zoning Commission

THRU: Hal H. Hart, AICP, Planning Department Director

FROM: Terry Schoenthal, Current Planning Division

SUBJECT: Case 2016-0128, Text Amendments to Anchorage Municipal Code, Title 21

The proposed text amendments to Anchorage Municipal Code Title 21, will establish the allowed use category of outdoor storage associated with a community use and outdoor storage of vehicles and/or equipment associated with a community use within the PLI, PR, CE-PLI, and CE-PR zoning districts. The intent of the PLI district is to include major public and quasi-public civic, administrative, and institutional uses and activities. The PR district is intended to include municipal lands dedicated by the assembly as parks in accordance with AMC 25.10.080. Considering the intent and nature of these zoning districts, outdoor storage is an appropriate use and will assist in facilitating regular maintenance and enhancement of community use properties, as well as aid new construction projects which benefit the public interest.

Planning staff has determined that PLI and PR districts are best suited for outdoor storage as a principal use on a stand-alone lot because uses within these districts are primarily community facilities. This determination will allow outdoor storage to occur on a stand-alone lot only when the lot is owned by and associated with a community use. Additional evaluation of other appropriate zoning districts was conducted by Planning staff, specifically the I-1 and B-3 districts. It was determined that this use should not be allowed in the I-1 because, "storage yard" is already a permitted use within the I-1 district. Staff has concern about unforeseen issues associated with allowing outdoor storage as a principal use within a commercial district. For this reason, it is proposed that outdoor storage in the B-3 district be limited to an accessory use in order to preserve its land base for appropriate commercial uses.

Thus, Planning staff proposes amending AMC 21.05.010E, Table 21.05-1: Table of Allowed Uses and AMC 21.10.050A, Table 21.10-4: Table of Allowed Uses to include both outdoor storage associated with a community use and outdoor storage of vehicles and/or equipment associated with a community use as an allowed principal use. Additionally, staff purposes amending AMC 21.05.070C,

Table of Allowed Accessory Uses and AMC 21.10.050G.2., Table 21.10-5 Table of Accessory Uses to include both outdoor storage associated with a community use and outdoor storage of vehicles and/or equipment associated with a community use as an allowed accessory use.

In order to protect the aesthetic integrity of properties to be used for outdoor storage, as well as the appeal of neighboring properties, outdoor storage lots will be required to have screening along property lines and right-of-way which may include natural vegetation or fencing in combination with landscaping. To further prevent negative impacts to neighboring properties, a major site plan review shall be required for each allowed principal use of outdoor storage and an administrative site plan review shall be required for each accessory use of outdoor storage.

The Planning Department believes this ordinance will provide community use facilities and institutions the ability to develop storage options which require minimal infrastructure, but also protect the aesthetic integrity of neighboring properties. The proposed use-specific standards placed upon this use will deter use of outdoor storage in ways which negatively impact the community.

Planning staff appreciates your evaluation and recommendation of this ordinance to the Assembly.

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, SUBSECTION 21.05.010E. AND SUBSECTION 21.10.050A. TABLE OF ALLOWED USES FOR ANCHORAGE AND EAGLE RIVER, TO ADD OUTDOOR STORAGE AND VEHICLE STORAGE ASSOCIATED WITH A COMMUNITY USE AS ALLOWED PRINCIPAL USES IN THE PLI, CE-PLI, PR, AND CE-PR ZONES. ADDITIONALLY, SUBSECTION 21.05.060.D IS AMENDED TO INCLUDE DEFINITIONS AND USE-SPECIFIC STANDARDS FOR THESE ADDED USES.

SUBSECTION 21.05.070.C. AND SUBSECTION 21.10.050.G. TABLE OF ACCESSORY USES FOR ANCHORAGE AND EAGLE RIVER ARE AMENDED TO ADD OUTDOOR STORAGE AND VEHICLE STORAGE ASSOCIATED WITH A COMMUNITY USE AS ALLOWED ACCESSORY USES IN THE B-3, CE-B-3, PLI, CE-PLI, PR, AND CE-PR ZONES. ADDITIONALLY, SUBSECTION 21.05.070.D IS AMENDED TO INCLUDE DEFINITIONS AND USE-SPECIFIC STANDARDS FOR THESE ACCESSORY USES.

(PLANNING AND ZONING COMMISSION CASE 2016-0128)

WHEREAS, the need for outdoor storage of goods and materials and the need for storage of vehicles and equipment associated with community uses was not accommodated in new Title 21; and

WHEREAS, there is a need for facilities, such as hospitals, schools, parks, public facilities, and other community uses to assign space for storage and vehicles, both as a principal use and as an accessory use; and

WHEREAS, the impacts of storage facilities and vehicle storage areas to adjacent residences and other uses can be mitigated through use-specific standards including site plan approvals, screening requirements, and through requirements for parcel size.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code (new code) Section 21.05.010 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05 USE REGULATIONS

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21.05.010E. TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

Table 21.05-1, Page 5-14

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																													
For uses allowed in the A, TA, and TR districts, see section 21.04.050.																													
All other uses not shown are prohibited.																													
Use Category	Use Type	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards				
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-2	RO	MC	I-1	I-2	MI	AF		DR	PR	PLI	W
	Natural resource extraction, organic and inorganic	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C		21.05.060B.6.
	Natural resource extraction, placer mining																				C					C	C		21.05.060B.7.
Marine Facility	Aquaculture																			C		C	P				C		21.05.060C.1.
	Facility for combined marine and general construction																				P	P	P						21.05.060C.2.
	Marine operations																			P	P	P	P						21.05.060C.3.
	Marine wholesaling																			P	P	P	P						21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials																				C	C	P						21.05.060D.1.
	Impound yard																				P	P					C		21.05.060D.2.
	Motor freight terminal																				P	P	P						21.05.060D.3.
	Outdoor storage associated with a community use																									M	M		21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use																									M	M		21.05.060D.9.

21.05.060 INDUSTRIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

21.05.060D. WAREHOUSE AND STORAGE

8. Outdoor Storage Associated with a Community Use

a. Definition

Outdoor storage of goods and/or materials (but not “junk” as defined by chapter 21.14) associated with a community principal use.

b. Use-Specific Standards

Goods and/or materials associated with a community principal use shall be allowed subject to the following standards:

- i. Goods stored in an approved outdoor storage area shall be limited to items

used for maintenance, repair, replacement, or new construction as part of an associated principle use.

ii. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials used in the principal structure. The fence or wall may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence or wall necessary to effectively screen the area. Alternatively, if it can be demonstrated that existing topography or vegetation adequately screens the storage area, in the opinion of the Director, the fence requirement may be waived. Materials may not be stored higher than fifteen feet from existing grade. The outer perimeter of the fence or wall shall be landscaped with L1 visual enhancement landscaping. A landscaped earth berm may be used instead of or in combination with a required fence or wall, provided it meets the same height requirements.

iii. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

iv. No goods and/or materials may be stored in areas required for vehicular or pedestrian circulation or parking.

v. Minimum lot size shall be no less than three acres. The director may reduce the minimum lot size when it can be demonstrated that the lot is in close proximity to the community use and there will be no impacts to neighboring properties.

vi. "Hazardous material" as defined by AMC 16.110.020, shall be stored in accordance with all applicable municipal, state, and federal laws.

9. Outdoor Storage of Vehicles and/or Equipment Associated with a Community Use

a. Definition

The outdoor storage or parking of vehicles and/or equipment (but not "junk" as defined by chapter 21.14) used in support of a community use.

b. Use-Specific Standards

Vehicles and/or equipment accessory to a community principal use shall be allowed subject to the following standards:

i. Vehicles and/or equipment stored in an approved outdoor storage area shall be limited to those under ownership of and for use by the associated principal community use.

ii. Each outdoor vehicle storage area shall be screened in accordance with the provisions of 21.07.080E.2.b. Alternatively, if it can be demonstrated that existing topography or vegetation adequately screens the vehicle storage

area, in the opinion of the Director, the other landscape requirements may be waived.

iii. Vehicle fueling stations associated with vehicle storage areas are allowed. Flammables liquids or gases in excess of 1,000 gallons shall be stored underground.

iv. "Hazardous material" as defined by AMC 16.110.020, shall be stored in accordance with all applicable municipal, state, and federal laws.

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21.05.070 ACCESSORY USES AND STRUCTURES

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21.05.070C.1.g. TABLE OF PERMITTED ACCESSORY USES AND STRUCTURES

Table 21.05-3, Page 5-102

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																												
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review																												
Accessory Uses	RESIDENTIAL														COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards
	R-1	R-1A	R-2A	R-2D	R-2B	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	CO	MC	I-1	I-2	M	AF	DR	PR	PLJ	W	
Outdoor display accessory to a commercial use															P	P	P		P	P	P	P						21.05.070D.14.
Outdoor storage accessory to a commercial use																	P		P	P	P	P						21.05.070D.15.
Outdoor storage associated with a community use																	S								S	S		21.05.070D.20.
Outdoor storage of vehicles and/or equipment associated with a community use																	S								S	S		21.05.070D.21.
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P														21.05.070D.16.
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P				21.05.070D.17.
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P				P	P	P	P	P	P										P				21.05.070D.18.
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S	S / C	S / C	S / C	S / C				S / C		21.05.070D.19.
Wind energy conversion system (WECS), building mounted small							S	S							S	S	S		S	S	S	S				S		21.05.070D.19.

¹ Accessory dwelling units in the R-1 and R-1A districts are limited to attached ADUs, which are added to or created within single-family dwellings.

² In the R-4 and R-4A districts, ADUs are allowed only on lots already improved with detached single-family dwellings as of January 1, 2014.

² Accessory dwelling units in the R-1 and R-1A districts are limited to attached ADUs, which are added to or created within single-family dwellings.
³ In the R-4 and R-4A districts, ADUs are allowed only on lots already improved with detached single-family dwellings as of January 1, 2014.

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21.05.070D DEFINITIONS AND USE-SPECIFIC STANDARDS FOR ALLOWED ACCESSORY USES AND STRUCTURES

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20. Outdoor Storage Associated with a Community Use

See subsection 21.05.060D.8.

21. Outdoor Storage of Vehicles and/or Equipment Associated with a Community Use

See subsection 21.05.060D.9.

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21.10.050A.5. TABLE OF ALLOWED USES

Table 21.10-4, Page 10-55

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																											
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review																											
For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.																											
All other uses not shown are prohibited.																											
		RESIDENTIAL										COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-6A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-R-0	CE-R-C	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-TR		CE-PLJ	CE-DO	CE-EVO	
	Outdoor storage associated with a community use																					M	M			21.05.060D.8.	
	Outdoor storage of vehicles and/or equipment associated with a community use																					M	M			21.05.060D.9.	
	Self-storage facility														P		P	P	P	P					C	21.05.060D.4.	
	Storage yard																		P	P	P				C	C	21.10.050F.2. 21.05.060D.5.
	Warehouse																		P	P	P			C		C	21.05.060D.6.
	Wholesale establishment																		P	P	P						21.05.060D.7.
	Composting facility																			P	P			C		P	21.05.060E.1.
Waste and Salvage	Incinerator or thermal desorption unit																			C	C			C			21.05.060E.3.
	Junkyard or salvage yard																			C	C						21.05.060E.4.
	Land reclamation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S		S	C		C	21.05.060E.5.
	Landfill																			C	C			C			21.05.060E.6.
	Recycling Drop-Off														P		P	P	P	P			P		P	21.05.060E.7.	
	Snow disposal site	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	S	S	S			C	C	C	21.05.060E.8.

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21.10.050G.2. TABLE OF ALLOWED ACCESSORY USES AND STRUCTURES

Table 21.10-5, Page 10-64

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																									
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review																									
Accessory Uses	RESIDENTIAL										COMMER.			INDUS.			OTHER			OV		Definitions and Use-Specific Standards			
	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR		CE-PLI	CE-DO ³	CE-EVO
Outdoor display accessory to a commercial use														P	P	P	P	P	P					P	21.05.0700.15.
Outdoor storage accessory to a commercial use														P		P	P	P	P					P	21.05.0700.16.
Outdoor storage associated with a community use														S							S	S			21.05.0700.20.
Outdoor storage of vehicles and/or equipment associated with a community use														S							S	S			21.05.0700.21.
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P		P	21.05.0700.17.
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P		P	21.05.0700.16.
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P									P		P	21.10.0500.17. 21.05.0700.19.
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S/C	S/C	S/C			S/C			
Wind energy conversion system (WECS), building mounted small														S		S	S	S	S			S			

³ For uses allowed in the CE-DO (Downtown Eagle River Overlay District), when the abbreviation of the approval process is followed by a "-R", that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is RO. When the abbreviation of the approval process is followed by a "-B", that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is B-3. If the abbreviation of the approval process has no suffix, then the use is allowed anywhere in the overlay district. For example, "P-R" means that the use is permitted only in the portion of the overlay district where RO is the underlying district.

⁴ Accessory dwelling units in the CE-R-1 and CE-R-1A districts are limited to attached ADUs, which are added to or created within single-family dwellings.

⁵ In the CE-R-3 district, outdoor keeping of animals is only permitted accessory to a single-family detached dwelling.

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