

Municipality of Anchorage

G.3

MEMORANDUM

DATE: November 7, 2016

TO: Planning and Zoning Commission

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

FROM: *TJ* 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: (Eagle River) 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

*** *** ***

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

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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-2	R-3	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-2	CO	MC	I-1	I-2	MI	AF	DF	FR	PLU	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	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.	

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21.05.060 INDUSTRIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

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21.05.060D. WAREHOUSE AND STORAGE

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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

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

3
4 ii. Each outdoor storage area shall be screened from view from all property lines
5 and adjacent rights-of-way by an opaque fence or wall between six and eight
6 feet in height that incorporates at least one of the predominant materials used
7 in the principal structure. The fence or wall may exceed eight feet in height
8 where the difference in grade between the right-of-way and the outdoor
9 storage area makes a taller fence or wall necessary to effectively screen the
10 area. Alternatively, if it can be demonstrated that existing topography or
11 vegetation adequately screens the storage area, in the opinion of the Director,
12 the fence requirement may be waived. Materials may not be stored higher
13 than fifteen feet from existing grade. The outer perimeter of the fence or wall
14 shall be landscaped with L1 visual enhancement landscaping. A landscaped
15 earth berm may be used instead of or in combination with a required fence or
16 wall, provided it meets the same height requirements.

17
18 iii. Flammable liquids or gases in excess of 1,000 gallons shall be stored
19 underground.

20
21 iv. No goods and/or materials may be stored in areas required for vehicular or
22 pedestrian circulation or parking.

23
24 v. Minimum lot size shall be no less than three acres. The director may reduce
25 the minimum lot size when it can be demonstrated that the lot is in close
26 proximity to the community use and there will be no impacts to neighboring
27 properties.

28
29 vi. "Hazardous material" as defined by AMC 16.110.020, shall be stored in
30 accordance with all applicable municipal, state, and federal laws.

31
32 9. Outdoor Storage of Vehicles and/or Equipment Associated with a Community Use

33
34 a. Definition

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

37
38 b. Use-Specific Standards

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

41
42 i. Vehicles and/or equipment stored in an approved outdoor storage area shall
43 be limited to those under ownership of and for use by the associated principal
44 community use.

45
46 ii. Each outdoor vehicle storage area shall be screened in accordance with the
47 provisions of 21.07.080E.2.b. Alternatively, if it can be demonstrated that
48 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-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	E-1A	E-1B	B-3	RD	MC	I-1	I-2		MI	AF	DR	PR	PLJ	W	
Outdoor display accessory to a commercial use															P	P	P		P	P	P								21.05.070D.14.
Outdoor storage accessory to a commercial use																	P		P	P	P								21.05.070D.15
Outdoor storage associated with a community use																	IS								IS	IS			21.05.070D.20.
Outdoor storage of vehicles and/or equipment associated with a community use																	IS								IS	IS			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	S	S	S					S	C	21.05.070D.19.
Wind energy conversion system (WECS), building mounted small							S	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.

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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.

*** *** ***

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.																											
Use Category	Use Type	RESIDENTIAL										COMMERCIAL			INDUSTRIAL			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-4	CE-R-4A	CE-R-5	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-PR		CE-PLI	CE-DD'	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.	
Waste and Salvage	Composting facility																		P	P			C		P	21.05.060E.1.	
	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	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	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-R-0	CE-R-C	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR		CE-RJ	CE-DO*	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	21.05.0700.18.	
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P									P		P	21.05.0700.19. 21.05.0700.16.	
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				

² 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, "F-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.

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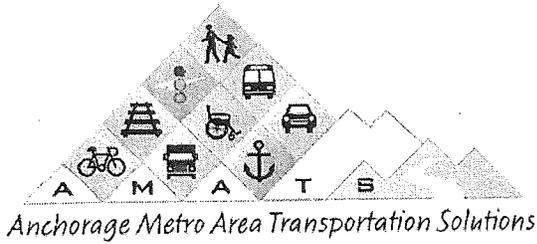
Section 2. This ordinance shall become effective immediately upon passage and approval by the Assembly.

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

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE
Community Development Department,
Transportation Planning Section
Non-Motorized Transportation Coordinator
Planning & Development Center, 4700 Elmore Road
P. O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-8387
e-mail: blessingbr@muni.org

DATE: October 10, 2016

TO: Dave Whitfield, Platting Officer

FROM: Brooke Blessing,
Non-Motorized Transportation Coordinator **PLANNING DEPARTMENT**

SUBJECT: **2016-0105 Vacant Land Rezone**
2016-0128 Text Amendments to Title 21
2016-0122 Text Amendments to Title 21

RECEIVED

OCT 10 2016

No comments for the referenced cases. Thank you for the opportunity to review.

Cc: Craig Lyon, AMATS (sent via email)



Municipality of Anchorage
Long Range Planning Division
MEMORANDUM



Date: October 6, 2016

RECEIVED

To: Terry Schoenthal, Manager, Current Planning Section

OCT 06 2016

From: *CW* Carol Wong, Manager, Long-Range Planning Section

PLANNING DEPARTMENT

Subject: Case 2016-0128, Ordinance Amending Title 21 to add outdoor storage and vehicle storage associated with a community use as an allowed principal use in the PLI, CE-PLI, PR and CE-PR Districts.

Long Range Planning Division has reviewed the draft ordinance that seeks to amend the new Title 21, to add outdoor storage and vehicle storage associated with a community use as an allowed principal use in the PLI, CE-PLI, PR and CE-PR Districts. Specifically, amending Subsection 21.050.060.D, to include Definitions and Use-Specific Standards for these added uses; amending Subsections 21.05.070.C and 21.10.050.G, Table of Accessory Uses for Anchorage and Eagle River to add these proposed uses; and amending Subsection 21.050.070.D to include Definitions and Use-Specific Standards for these accessory uses. We have the following comments:

1. We understand the need by hospitals, schools, parks, public facilities, and other community uses to assign space for storage and vehicle storage. This was brought up during the update of UMED District Plan and was identified as a need to be addressed in Title 21.
2. We support the Use-specific standards proposed. These will serve to mitigate potential impacts of outdoor storage use on neighboring properties especially residential areas.
3. We recommend the ordinance define the term "Associated with a Community Use". Because outdoor storage and vehicle storage is proposed to also occur as a stand-alone use that is "associated with a community use" a definition needs to be provided. The stand-alone should not be allowed on a parcel that is physically located away from or separated by other parcels not owned by the primary Community Use, in which this outdoor storage use is intended to serve. There needs to be a clear association with the outdoor storage and its supportive, accessory function to the serve the primary Community Use.
4. Does the amendment as written, allow the primary Community Use, to lease or rent out excess storage space? If this is a potential unintended consequence, then language needs to be added to address this.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY **RECEIVED**

MEMORANDUM

OCT 05 2016

PLANNING DEPARTMENT

DATE: October 5, 2016
TO: Terry Schoenthal, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, AWWU Planning
SUBJECT: Zoning Case Comments
Hearing Date: November 7, 2016
Agency Comments Due: October 10, 2016

AWWU has reviewed the materials and has the following comments.

2016-0105 T13N R3W SEC 28 LT 21, T13N R3W SEC 28 LT 40 W132', T13N R3W SEC 28 LT 40 E198', Request for rezone from R-3 Mixed Residential District to R-O Residential Office District, Grid SW1734

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU has no objection to this rezone.

2016-0122 MUNICIPAL CODE, Review and recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code (New Code) Subsection 21.05.010 Table of Allowed Uses to add Health Care Facility up to 15,000 square feet on an individual parcel as an allowed use in the I-1 Light Industrial District, Grid N/A

1. AWWU has no objection to this Municipal Code Amendment.

2016-0128 MUNICIPAL CODE, Review and recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code (New Code) as follows: 1) Subsections 21.05.010E. and 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 use in the PLI, CE-PLI, PR, and CE-PR Districts; 2) Subsection 21.05.060D. to include Definitions and Use-Specific Standards for these added uses; 3) Subsections 21.05.070C. and 21.10.050G. Table of Accessory Uses for Anchorage and Eagle River to add outdoor storage and uses in the B-3, CE-B-3, PLI, CE-PLI, PR and CE-PR Districts; and 4) Subsection 21.05.070D. to include Definitions and Use-Specific Standards for these accessory uses, Grid N/A

1. AWWU has no objection to this Municipal Code Amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

DATE: 28 September 2016

OCT 03 2016

TO: Current Planning Division Supervisor,
Planning Department

PLANNING DEPARTMENT

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2016-128: Review and Recommendation by Planning and Zoning Commission of an Anchorage Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code (New Code), Subsections 21.05.01E, 21.05.060D, 21.05.070C and 21.10.050G, 21.05.07D to add outdoor storage and vehicle storage associated with community use.

The Traffic Department has no objection to this revision to Municipal Code.