

Submitted by: CHAIR OF THE ASSEMBLY at the request of the MAYOR, and ASSEMBLYMEMBER COFFEY, on behalf of Title 21 Committee
Prepared by: Planning Department
For reading: March 23, 2010

CLERK'S OFFICE

APPROVED *As Amended*

4-13-10

Defer

ANCHORAGE, ALASKA
AO No. 2010-30

1 AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.120,
2 PUBLIC/INSTITUTIONAL AND COMMERCIAL DESIGN STANDARDS, AND
3 21.07.130, LARGE ESTABLISHMENTS, AMENDING ANCHORAGE
4 MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE
5 AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF
6 TITLE 21.
7

8
9 **WHEREAS**, AR 2007-83 addresses the status of Title 21 chapters as provisionally
10 adopted by the Assembly; and

11
12 **WHEREAS**, provisional adoption is progressing as set out in AO 2006-172, as
13 modified by AO 2007-82; and

14
15 **WHEREAS**, the public hearing draft of Title 21, sections 21.07.120,
16 *Public/Institutional and Commercial Design Standards*, and 21.07.130, *Large*
17 *Establishment*, and a draft showing the initial review of the Title 21 Committee, are
18 attached for further action by the Assembly; now, therefore,

19
20 **THE ANCHORAGE ASSEMBLY ORDAINS:**

21
22 **Section 1.** Anchorage Municipal Code (AMC) sections 21.07.120,
23 *Public/Institutional and Commercial Design Standards*, and 21.07.130, *Large*
24 *Establishments*, are hereby provisionally adopted, as set forth in the attachment,
25 and as amended by action of the Assembly in this ordinance, following review and
26 recommendations from the Planning and Zoning Commission, and subject to
27 revision as the Assembly deems appropriate during concurrent final passage and
28 approval of all provisionally adopted chapters of Title 21.
29

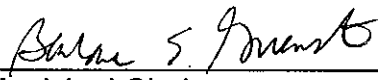
30 **Section 2.** In keeping with the purposes and intent set forth in AR 2007-83 and
31 AO 2006-172 (as modified by AO 2007-82), sections 21.07.120, *Public/Institutional*
32 *and Commercial Design Standards*, and 21.07.130, *Large Establishments*, as
33 hereby provisionally adopted, shall not be deemed law of the Municipality nor
34 applied to land use matters until concurrent final passage and approval of all
35 provisionally adopted Title 21 chapters. Repeal of existing municipal code
36 necessary to effectuate such final passage and approval shall be implemented as
37 described by ordinance.
38

1 **Section 3.** This ordinance shall become effective immediately upon its passage
2 and approval by the Assembly.
3

4 PASSED AND APPROVED by the Anchorage Assembly this 13th day of
5 April 2010.
6

7
8 
9
10 _____
11 Chair of the Assembly

12 ATTEST:

13
14 
15 _____
16 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2010-30

Title: AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.120, PUBLIC/INSTITUTIONAL AND COMMERCIAL DESIGN STANDARDS, AND 21.07.130, LARGE ESTABLISHMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.

Sponsor: MAYOR
 Preparing Agency: Planning Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:					
(In Thousands of Dollars)					
	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

New design requirements for public/institutional and commercial development may increase review time for some plan reviewers and planning staff. After a transitional phase, at current case load, the increased review time is not predicted to increase the applicant's waiting time for a building permit, or for a hearing date before a board or commission.

PRIVATE SECTOR ECONOMIC EFFECTS:

New design requirements for public/institutional and commercial development will have a mixed effect on new development. Many of the more recently built commercial developments meet or exceed the proposed standards, or would be able to meet them with minor changes. It is difficult to estimate the increase in costs that will result from these requirements, but there may be some increase in costs for some development.

Prepared by: Erika McConnell

Telephone: 343-7917



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 181-2010

Meeting Date: March 23, 2010

1 **From: Mayor**

2
3 **Subject: AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS**
4 **21.07.120, PUBLIC/INSTITUTIONAL AND COMMERCIAL DESIGN**
5 **STANDARDS, AND 21.07.130, LARGE ESTABLISHMENTS,**
6 **AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT**
7 **TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL**
8 **PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.**

9
10
11 In furtherance of the review and public hearing process for the ongoing re-write of
12 Anchorage Municipal Code Title 21, this ordinance covers two sections of
13 Chapter 21.07, *Development and Design Standards*. These sections address
14 design standards for public/institutional and commercial structures, including
15 large retail establishments and large non-residential establishments in large-lot
16 residential zoning districts.

17
18 The design standards begin to implement the policies and strategies of the city's
19 comprehensive plans. The standards for general public/institutional and
20 commercial developments address two main areas: "building orientation" and
21 "wind protection and sunlight". Each of the two topics has a variety of menu
22 choices, and developments are required to meet a certain number of menu
23 choices, depending on their size. The design standards for large retail ("big box")
24 are based on the current code's large retail establishments standards. Many of
25 the vague or unspecific standards are made more measurable to add
26 predictability for the developer. A new section, addressing general standards for
27 large non-residential developments that are built in large lot residential areas was
28 added at the request of the Planning and Zoning Commission. This section
29 creates standards for the bulk of the building (floor area ratio), setbacks, location
30 of parking lots, buffers, and vegetated open areas. The section also sets
31 standards to minimize the wind and shadowing effects of high-rise buildings.

32
33 The public hearing draft of this chapter was released for public review on
34 September 19, 2007 (Attachment 1).

35
36 The Planning and Zoning Commission held public hearings on this chapter (along
37 with Chapters 3 and 14) in November 2007 and finalized its recommended
38 amendments to this section of Chapter 21.07 in mid-2009.

1
2 The Assembly Title 21 Committee has reviewed the public hearing draft and the
3 Planning and Zoning Commission's recommended amendments. The committee
4 has offered some amendments (Attachment 2) and plans to propose further
5 amendments at the time of introduction.

6
7 Public hearing before the Assembly will provide the opportunity for additional
8 public comment.

9
10 Adoption of this ordinance will be another step closer to the completion of the
11 Title 21 Rewrite Project. All chapters provisionally adopted by the Assembly
12 remain provisional until concurrent final passage and approval of all such
13 provisionally adopted chapters of Title 21, when the on-going re-write of Title 21
14 is complete.

15
16 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE TO**
17 **PROVISIONALLY ADOPT NEW SECTIONS 21.07.120,**
18 **PUBLIC/INSTITUTIONAL AND COMMERCIAL DESIGN STANDARDS, AND**
19 **SECTION 21.07.130, LARGE ESTABLISHMENTS, AMENDING ANCHORAGE**
20 **MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE**
21 **AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE**
22 **21 .**

23
24
25 Prepared by: Erika McConnell, Planning Department
26 Approved by: Jerry T. Weaver, Jr., Director, Planning Department
27 Concurring by: Greg Jones, Executive Director
28 Office of Community Planning & Development
29 Concurring by: Dennis A. Wheeler, Municipal Attorney
30 Concurring by: George J. Vakalis, Municipal Manager
31 Respectfully submitted: Daniel A. Sullivan, Mayor
32

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34
35 Attachments: 1. Chapter 21.07, *Development and Design Standards*,
36 Sections 21.07.110 and 21.07.120 (Public Hearing Draft
37 dated September 17, 2007)
38 2. Chapter 21.07, *Development and Design Standards*,
39 Sections 21.07.120 and 21.07.130 (Partial Assembly
40 Committee Amendments dated March 5, 2010)
41

Content ID: 008811

Type: Ordinance - AO

AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTIONS 21.07.120, PUBLIC/INSTITUTIONAL AND COMMERCIAL DESIGN STANDARDS, AND

Title: 21.07.130, LARGE ESTABLISHMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.

Author: perrysu

Initiating Dept: Planning

Date Prepared: 3/5/10 4:24 PM

Director Name: Jerry T. Weaver, Jr.

Assembly Meeting Date: 3/23/10

Public Hearing Date: 4/13/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	3/12/10 10:50 AM	Exit	Joy Maglaqui	Public	008811
MuniManager_SubWorkflow	3/12/10 10:50 AM	Approve	Joy Maglaqui	Public	008811
Legal_SubWorkflow	3/10/10 6:06 PM	Approve	Rhonda Westover	Public	008811
Finance_SubWorkflow	3/10/10 3:46 PM	Approve	David Ryan	Public	008811
OMB_SubWorkflow	3/9/10 12:19 PM	Approve	Cheryl Frasca	Public	008811
OCPD_SubWorkflow	3/8/10 4:15 PM	Approve	Tawny Klebesadel	Public	008811
Planning_SubWorkflow	3/5/10 4:37 PM	Approve	Jerry Weaver Jr.	Public	008811
AllOrdinanceWorkflow	3/5/10 4:28 PM	Checkin	Susan Perry	Public	008811