

Assembly Committee Document  
7.4.C

**Comparison of Proposed Code and Current Code for Large Commercial Development Standards**

<b>Proposed Code (21.07.130)</b>	<b>Current Code (21.50.320)</b>
<p><b>a. Vehicular Access</b> Primary vehicular access shall be from a street designated collector or greater on the Official Streets and Highways Plan. Secondary vehicular access may be from a street designated less than a collector, provided the applicant demonstrates that any traffic and visual impacts on adjacent residential and commercial areas are sufficiently minimized.</p>	<p><b>Vehicular access.</b> Primary vehicular access shall be from a street designated collector or greater on the official streets and highways plan. Secondary vehicular access may be from a street designated less than a collector on the Official Streets and Highways Plan, provided the applicant demonstrates that any traffic and visual impacts on adjacent residential and commercial areas are sufficiently minimized.</p>
<p><b>b. Parking</b> Aesthetic features, landscaping, and the design of parking areas shall, wherever practicable, reduce the appearance of large expanses of parking from neighboring streets, and enhance the view of the establishment from its principal point(s) of access.</p>	<p><b>Parking.</b> A detailed parking plan shall address the convenience and safety of patrons, adequate winter lighting, and landscaping amenities and the configuration of parking spaces, walkways, and other amenities. Aesthetic features, landscaping, and the design of parking areas shall, wherever practicable, reduce the appearance of large expanses of parking from neighboring streets and enhance the view of the establishment from its principal point(s) of access. The number and configuration of parking spaces may be determined by the commission as necessary to achieve these standards. Additional landscaping and community spaces may be required where the applicant wishes to provide parking that exceeds the minimum standards of this title. The site shall not allow storage or overnight camping of trailers or recreational vehicles.</p>
<p><b>c. Weather Protection for Pedestrians</b></p> <p>i. Buildings and roofs shall be designed so that drainage from the roof shall not fall on sidewalks, walkways, or building entrances.</p> <p>ii. All primary entrances shall have a roof, canopy, arcade, overhang, or similar weather protection that is at least 200 square feet and a minimum of eight feet and a maximum of 16 feet above the ground surface.</p> <p>iii. Building elevations that face public streets or customer parking areas and that have a walkway along the façade shall provide weather protection meeting the standards of subsection 21.07.060F.9., Pedestrian Shelter such as a Canopy, Awning, or Marquee, or subsection 21.07.060F.10., Arcade (or Building Recess), along at least 60 percent of such building elevation.</p>	<p><b>Northern design elements.</b> The commission may require the provision of design elements that address Anchorage's distinct geography, low light angles, length of days, cold temperatures, wind, snow and ice.</p> <p><b>Entryways.</b> Entryways shall be designed to orient customers and add aesthetically pleasing character to buildings by providing inviting customer entrances that are protected from the weather.</p>
<p><b>d. Adjacent Residential Development</b> Level 4 screening landscaping shall be provided along property lines that are adjacent to a residential district. The landscaping shall allow for any pedestrian connections provided by this section.</p>	<p><b>Visual and noise buffers.</b> The large retail establishment shall provide a landscape plan that provides acceptable visual and noise buffers, including at least 25-foot wide buffer landscaping, to separate the commercial development from abutting residentially-zoned areas.</p>

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<p><b>e. Community Space</b> The establishment shall provide at least one public space, such as a plaza, patio, courtyard, or atrium, either indoors or outdoors, at or near the principal customer building entrance. Each public space shall be no less than 2,000 square feet in gross floor area and no dimension shall be less than 40 feet. The public space shall meet the standard for plaza or courtyard in section 21.07.060F. Common spaces are encouraged to have good solar access and/or provide views of the Chugach mountains or other major landmark(s).</p>	<p><b>Community spaces.</b> Appropriate interior and exterior public areas shall be provided and maintained for customers and visitors to the site to congregate and relax.</p>
<p><b>f. Wall Modulation</b> Each building elevation that faces a street or a customer parking area shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 140 feet of wall length that varies the depth of the building wall by a minimum of 12 feet. Offsets shall comprise at least 20 percent of the length of the elevation, for at least 60 percent of the building height.</p> <p><b>g. Ground Level Expression</b> Each building elevation that faces a public street shall provide, along at least 60 percent of the building length, three of the following features:</p> <ul style="list-style-type: none"> <li>i. Windows with kickplates or projecting sills;</li> <li>ii. Architectural bays and mullions dividing windows;</li> <li>iii. Pedestrian scale ornamental lighting;</li> <li>iv. Tilework, masonry or stone veneer, glass block, or other similar accent materials;</li> <li>v. Belt courses or masonry strips of distinct color or texture;</li> <li>vi. Columns with plinths; or</li> <li>vii. Ornamental details integrated into the façade design.</li> </ul>	<p><b>Facades and exterior walls, including side and back walls.</b> The building shall be designed in order to reduce the appearance of massive scale or a uniform and impersonal appearance and to provide visual interest. Long building walls shall be broken up with projections or recessions. Along any public street frontage, the building design should include windows, arcades, or overhangs along at least 60 percent of the building length. When appropriate, architectural treatment, similar to that provided to the front face, shall be provided on the sides and rear of the building to mitigate any negative view from abutting properties and/or streets. The site plan shall ensure buildings have complexity at street level with human scale by providing features such as changes in building form at entrances, and providing windows, enhanced trim and architectural detail.</p> <p><b>Detail features.</b> The design shall provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive scale effect by breaking up the building wall, front, side, or rear, with color, texture change, and repeating wall offsets, reveals, or projecting ribs.</p>
<p><b>h. Materials and Colors</b> The buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide color, texture, and scale.</p>	<p><b>Materials and colors.</b> The buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide color, texture and scale.</p>
<p><b>i. Roofs</b> Provide a modulated roof on each elevation facing a street or residentially zoned lot, using features such as a terracing parapet, multiple peaks, jogged ridge lines and dormers, with a maximum of 140 feet of uninterrupted roofline between roof modulation elements. Each modulation element shall provide a minimum of three feet of vertical change in the roofline for at least 20 percent of the roofline.</p>	<p><b>Roofs.</b> The roof design shall provide variations in roof lines and heights to add interest to, and reduce the massive scale of, large buildings. Parapet walls shall be architecturally treated to avoid a plain or monotonous style.</p>

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<p><b>j. Entryways</b>            Primary entrances shall incorporate changes in architectural mass, surface, or finish to provide a clearly defined primary entrance that is easily visible from streets and sidewalks. At least two of the following features shall be provided:</p> <ul style="list-style-type: none"> <li>i. Recessed or projected entrance;</li> <li>ii. Peaked roof form;</li> <li>iii. Transom or sidelight windows;</li> <li>iv. Ornamental architectural features such as tilework, moldings, or lighting; or</li> <li>v. Integrated planters or wing walls that incorporate landscaped and/or seating areas.</li> </ul>	<p><b>Entryways.</b> Entryways shall be designed to orient customers and add aesthetically pleasing character to buildings by providing inviting customer entrances that are protected from the weather.</p>
<p><b>k. Prohibited Materials</b>            Exterior building materials shall not include the following as a general field material:</p> <ul style="list-style-type: none"> <li>i. Plywood;</li> <li>ii. Unstained or untreated wood, except for cedar or redwood; and</li> <li>iii. T-111 siding.</li> </ul> <p>Neon tubing shall not be an acceptable building/roofline outline feature.</p>	
<p><b>l. Rooftop Mechanical Equipment</b>            Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, but not including telecommunications equipment or solar collectors, shall be screened through the use of parapet walls or a sight-obscuring enclosure around the equipment. The screening shall be constructed of one of the primary materials used on the primary facades of the structure, have a minimum height not less than the height of the mechanical equipment, and be an integral part of the building's architectural design.</p> <p><b>m. Wall Mounted Mechanical Equipment</b></p> <ul style="list-style-type: none"> <li>i. Wall mounted mechanical equipment, including HVAC equipment and groups of four or more utility meters, that extends more than six inches from the outer building wall shall be screened from view from abutting streets, private common open space, or primary entrance areas. Screening shall be provided by trees or shrubs, a sight-obscuring fence, or an enclosure constructed with one of the primary siding materials used on the façade of the building.</li> <li>ii. Wall mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.</li> </ul>	<p><b>Screening of mechanical equipment.</b> Roof or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. Ground-mounted mechanical equipment shall be screened. The screen shall be of such material and be of sufficient height to block the view and noise of the equipment.</p>

**Proposed Code (21.07.130)**

**n. Outdoor Sales, Display, and Storage**

i. Intent Statement  
To screen storage and display areas of large commercial establishments from adjacent properties, public streets, and customer entrances, and to mitigate visual and noise impacts.

ii. Permanent Outdoor Display, Sales, and Storage of Merchandise

(A) This subsection E.10. shall not apply to uses in the Vehicles and Equipment use category.

(B) Any outdoor storage, display, or sales location shall be permanently defined on a site plan.

(C) The size of permanent outdoor storage, display, and sales areas shall be 10 percent of the footprint of the principal building, or 15,000 square feet, whichever is less.

(D) Permanent outdoor storage, display, and sales areas shall be contiguous to the building and shall not be within 100 feet of residential property.

(E) All outdoor storage, display, and sales areas shall have permanent walls and/or screening fences, no more than 15 feet high, made of materials and colors designed to be complementary to those used as predominant materials and colors on the building. Merchandise shall not be stacked above the height of the screening wall or fence. Fencing shall not be chain link nor incorporate any fabric covering.

(F) Outdoor storage, display, and sales areas shall be counted when calculating required parking.

iii. Temporary Outdoor Display and Sales  
Temporary outdoor display and sales of merchandise shall not be located in required parking areas, on pedestrian walkways or sidewalks, or in required landscaping.

**Current Code (21.50.320)**

**Outdoor storage or display areas.** Products stored or displayed outside shall not be visible from abutting R-zoned property. Areas for the outdoor storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. The height of stored materials shall not exceed the height of the screening wall or fence. Materials, colors, and the design of screening walls and/or fences and their covers shall be complementary to those used as predominant materials and colors on the building. Commercial trailers, shipping containers, and similar equipment used for transporting merchandise, shall remain on the premises only as long as required for loading and unloading operations, and shall not be maintained on the premises for storage purposes.

Use of the parking lot for the display and sale of new and/or used vehicles is permitted and is not subject to subsection F of this section. Such use shall comply with the following requirements:

1. The vehicle display area shall be shown on the large retail establishment site plan.
2. The vehicle display area shall not occupy required parking or landscaping areas. The vehicle display area may occupy required snow storage areas only from May 1 through September 30.
3. The vehicle display area shall comply with subsection I of this section. The vehicle display area shall not adversely impact vehicular or pedestrian circulation within the parking lot or access to the parking lot.
4. No building shall be erected in the vehicle display area. Any area used for a temporary office shall be shown on the large retail establishment site plan.

<b>Proposed Code (21.07.130)</b>	<b>Current Code (21.50.320)</b>
<p><b>o. Master Site Plan and Secondary Buildings</b></p> <p>i. Intent To integrate the location, orientation, and appearance of all structures and improvements within a large commercial establishment as a unified, coherent and accessible site development.</p> <p>ii. Master Site Plan Large commercial establishments on sites that include more than one building, or that include multiple pad lots or platted lots for separate commercial establishments, shall, at the time of plat review or major site plan review, be required to establish a master site plan for the location, design and orientation of principal and secondary buildings on site.</p> <p>iii. Applicability of Large Commercial Establishment Regulations Building and site design standards for large commercial establishments in this section, unless stated to apply specifically to principal buildings, apply to both principal and secondary buildings on any commercial tract within a large commercial establishment site or site master plan area.</p> <p>iv. Secondary Building Orientation to Public Streets Peripheral secondary buildings located at the edge of the site next to a public street or street corner shall provide at least one customer entrance facing each abutting public street. A corner entrance facing both streets may meet this requirement. In such a case, for purposes of design requirements in this section for facades with customer entrances, the entrance shall be considered to be on both facades.</p>	<p>If a large retail establishment is located on a commercial tract, the site plan for the large retail establishment shall include, and govern the improvement of, the entire commercial tract.</p>
<p>covered in Transportation and Connectivity section (21.07.060)</p>	<p><b>Traffic Impacts.</b> The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) and traffic mitigation measures for approval by the commission.</p>
<p>covered in Drainage (21.07.040)</p>	<p><b>Drainage.</b> A site drainage and grading plan shall be submitted and approved as required by this Code along with the site plan.</p>
<p>screening covered in Landscaping section (21.07.080)</p> <p>ability to limit hours covered in Neighborhood Protection (21.07.070)</p>	<p><b>Trash collection and recycling.</b> Trash handling and recycling shall be screened from public streets and pedestrian ways, internal pedestrian sidewalks, and adjacent R-zoned property by landscaping or architectural features in conformity with the external design and materials used by the establishment. Screening shall be designed to abate noise and to confine loose trash. The commission may limit hours of trash collection as necessary to reduce the effects of noise or traffic on surrounding residential and commercial areas.</p>

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covered in Drainage (21.07.040) and Neighborhood Protection (21.07.070)	<b>Snow storage or removal.</b> A plan for snow storage or removal from the site shall be submitted and approved. Use of sidewalks for snow storage shall be prohibited. Use of landscaped areas for snow storage may be allowed under the approved snow storage landscaping plan. The commission may impose such restrictions on snow removal operations as are necessary to reduce the effects of noise or traffic on surrounding residential and commercial areas.
underlined section is one of the optional menu items for larger commercial  otherwise covered in Transportation and Connectivity (21.07.060)	<b>Pedestrian access.</b> The establishment shall provide sufficient accessibility, safety, and convenience to pedestrians, customers and employees. Unobstructed sidewalks shall link the site to existing public sidewalks, its entrances, adjacent transit stops, and abutting residential and commercial areas. <u>Sidewalks shall also be provided along the full length of any building where it adjoins a parking lot.</u> Sufficient sidewalks or barriers shall be provided between parked cars and buildings to prevent vehicles from protruding into reasonable pedestrian passage. Sidewalks shall be separated from adjacent streets by an area sufficient for snow storage and to provide a buffer for pedestrians from vehicular traffic.
covered in Landscaping (21.07.080) and Neighborhood Protection (21.07.070)	<b>Delivery and loading spaces.</b> Delivery and loading operations shall be designed and located to mitigate visual and noise impacts on adjacent R-zoned property or commercial areas. The commission may limit hours of delivery and loading as necessary to reduce the effects of noise or traffic on surrounding residential and commercial areas.
covered in Signs (21.11)	<b>Exterior signs.</b> An exterior sign plan which respects the needs of the establishment to establish its location as well as the higher aesthetic aspirations of the community in general and the immediately surrounding areas shall be submitted for approval. Signs shall be architecturally treated to compliment the building architecture. Pole signs, rotating signs, and flashing signs shall be prohibited.
covered in Lighting (21.07.100)	<b>Outdoor lighting.</b> A photometric and outdoor lighting plan to mitigate negative impacts on adjacent uses shall be submitted for approval.
Major Site Plan Review standards in 21.03	The planning and zoning commission shall schedule a meeting to act on an application within 90 days after receipt of a "complete" application.