



Municipality of Anchorage

Planning Department
Long-Range Planning Division

Memorandum



G.1.

Date: October 9, 2017
To: Planning and Zoning Commission
Thru: ~~Hal Hart~~ Hal Hart, AICP, Planning Director
From: ~~Jon Cecil~~ Jon Cecil, AICP, Senior Planner
Thede Tobish, Senior Planner
Subject: Case 2017-0110, Amendment to Anchorage Municipal Code Establishing a New R-3A Residential Mixed-Use Zoning District

Background

Over the past few years and recently during the development of *the Anchorage 2040 Land Use Plan (2040 LUP)*, it became increasingly apparent that the Anchorage Municipal Code (Title 21) needed a new medium-density residential mixed-use zoning district. Such a district could supply a range of residential units between the higher city center, R-4A densities and the widespread R-2M duplex- and R-3 apartment-dominated residential districts. (See Attachment 1, Ordinance). The *2040 LUP* includes an implementation action item (Action 2-6) calling for the Municipality to adopt a medium-density residential mixed use district that allows residential in combination with non-residential use in an integrated neighborhood setting in select areas of the Anchorage Bowl.

Description

This new R-3A residential mixed-use zoning district ordinance amends Title 21, Chapter 4-Zoning Districts, and relevant sections of Chapter 5-Use Regulations, Chapter 6-Dimensional Standards and Measurement, Chapter 7-Development and Design Standards, and Chapter 8-Subdivision Standards. In terms of residential densities, the new R-3A district calls for 12-30 gross Dwelling Units per Acre (DUA), which aligns closely with R-3 but is distinctly below the higher densities and commercial uses allowed in-the R-4A district. R-3A is first and foremost a residential district that allows up to one-third of a development's gross floor area to be non-residential. This district has a by-right base height of 40 feet or 3 stories. There are provisions in the form of menu items, to increase total building height to a maximum of 70 feet or 6 stories. (See Attachment 2, Height Schematic.)

The R-3A ordinance includes distinct neighborhood protections and building placement requirements, to ensure compatibility with adjacent residential areas and location criteria where the district may be most appropriately used. (See Attachment 3, Potential R-3A Location Map.) Specifically, rezones to R-3A may be considered at locations designated as "Compact Mixed Residential Medium" with the "Residential Mixed-use Development" overlay as shown on the Municipality's 2040 Land Use Plan Map, or through a similar designation in a District or

Neighborhood Plan. These sites are usually found to be able to support the higher densities and mixed uses and are served by transit running on a collector road or higher in classification. This district allows a somewhat higher lot coverage than does the R-3 district, but links that with higher standards for a quality residential living environment, common open space areas, landscaping, and other features that benefit the new residents as well as the surrounding neighborhood. The non-residential/commercial aspects of this mixed-use district are intended to serve neighborhood needs, ensure compatibility, and promote pedestrian access to sustain local shopping.

Public and Agency Comments

Six municipal agencies sent in comments. All but one comment were no objection. In addition, the Federation of Community Councils provided a resolution recommending a 60-day postponement of the public hearing until the second meeting in December 2017. (See Attachment 5, Comments Received.)

The People Mover staff comment requested that the new R-3A district include a requirement that new development in this district maintain clear sidewalks to the nearest bus stop, either via enforceable shoveling or the installation of heat tape.

Although no public comments were received, it should be noted that during the staff outreach for this case, which included presentations to building industry groups, the Federation of Community Councils, and architects, there were concerns about where this new district might go and how new six-story buildings would impact existing neighborhoods. Most of these concerns were allayed when staff provided a map showing the precise locations where R-3A sites meet the location requirements in the new code.

Since that time, the *Anchorage 2040 Land Use Plan* has been adopted by the Assembly. The 2040 Land Use Plan Map identifies potential locations for the R-3A zoning district to apply. These are sites that meet the proposed location criteria and are designated as Compact Mixed Residential – medium, overlaid with the Residential Mixed–use Development (a white-dot pattern over the base land use color).

Staff Recommendation

Staff recommends approval of the ordinance amending Chapter 4, Zoning Districts, and relevant sections of Chapter 5, Use Regulations, Chapter 6, Dimensional Standards and Measurement, Chapter 7, Development and Design Standards, and Chapter 8, Subdivision Standards, of Title 21 regarding the R-3A zoning district.

While the request from People Mover staff to include provision for sidewalk clearing in new R-3A developments to nearest bus stops has merit, staff determined this is not a typical Title 21 code requirement and does not belong in the new ordinance. It is too open-ended and conditions and distances to bus stops are highly variable.

Besides correcting a couple typographical errors in the original ordinance text, staff recommends that section H.3. District Location Requirements be replaced with the following, which better clarifies this section for the user.

Recommended amendment to subsection 21.04.020H.2.h.(i.):

Replace the content of subsection H.3., *District Location Requirements* with the following:

H.3. District Location Requirements

a. Purpose

It is essential that this district is limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, public transit, water, sewer, electric, parks, and open space infrastructure.

b. Requirements

In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:

- i. Locate in an area designated in the comprehensive plan, land use plan map, where the growth supporting feature for residential mixed-use development overlays the compact mixed residential-medium, town center, or main street corridor designation, or a corresponding designation in a neighborhood or district plan; and
- ii. Be adjacent to one of the following land use designations or street classifications identified in the comprehensive plan:
 - (A) City Center.
 - (B) Regional Center.
 - (C) Town Center.
 - (D) Main Street Corridor.
 - (E) One quarter mile of a transit route street ROW of a designated Transit Supportive Development Corridor.
 - (F) Intersection of an arterial street and another street classified in the Official Streets & Highways Plan as a collector or greater, with public transit on both streets.

In addition to the above language clarification, staff offers the following amendments to this new district. These changes originated from and further address discussions with the public and architects concerning details about future R-3A building placement relative to the street and the solar access issue.

Recommended amendment to subsection 21.04.020H.2.h.(i.):

i. *Building Placement Relative to the Street*

At least one-third (33 percent) of the length of the ground-floor, street-facing non-residential building elevations shall have a maximum setback of 40 feet, as established in the R-3A District dimensional standards in Table 21.06-1, and in compliance with the illustrated maximum setback

provisions of subsection 21.06.030C. 5. The maximum setback may be increased to 60 feet, as provided in subsection 21.06.030C.5.c. The maximum setback may be increased to 90 feet for mid-rise buildings as provided in subsection 21.06.030C.5.d. Sites in the R-3A District with more than one street frontage shall meet these standards on at least [TWO STREETS.] one street, as established in 21.06.030C.5.a.(ii.), except that a second street frontage shall either meet the maximum setback or incorporate primary pedestrian walkways connecting to off-site destinations.

Recommended amendment to subsection 21.04.020H.2.h.(i.):

- i. *Northern Climate Sunlight Access*
Buildings taller than 40 feet shall not cast shadows on residential properties, dedicated parks, or school properties between 9:00 AM and 3:00 PM, solar time on the March/September 21 equinoxes. Proposed buildings that would cast shadows on properties in an R-1 or R-2 district between 9:00 AM and 3:00 PM, solar time from September 21 to October 21, shall be subject to major site plan review process to mitigate such shadow impacts.

- Attachments:
1. R-3A Ordinance
 2. Height Schematic
 3. Potential R-3A Location Map
 4. Updated Annotations per Staff Recommendations of October 2, 2017
 5. Comments Received

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

**ANCHORAGE, ALASKA
AO NO. 2017-**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION
21.04 ZONING DISTRICTS, 21.05 USE REGULATIONS, 21.06 DIMENSIONAL
STANDARDS AND MEASUREMENTS, 21.07 DEVELOPMENT AND DESIGN
STANDARDS, AND 21.08 SUBDIVISION STANDARDS.**

(Planning and Zoning Case 2017-0110)

WHEREAS, residential mixed-use developments provide communities with many benefits, such as greater housing variety and efficient use of land, more compact development, pedestrian and bicycle-friendly environments, and reduced distances between housing, workplaces, retail businesses, and other destinations; and

WHEREAS, *Anchorage 2020 – Anchorage Bowl Comprehensive Plan* Policy #11, which encourages residential mixed-use development as a permitted use in certain zoning districts provided that the development maintains or improves the functional and aesthetic characteristics of the surrounding area and maintains or improves adjacent transportation access and traffic flow; and

WHEREAS, the 2012 Anchorage Housing Market Analysis found that Anchorage does not have enough buildable land to accommodate future housing demands, and that stand alone mid-rise and low-rise residential buildings do not offer sufficient new units to meet demand; and;

WHEREAS, that study found that housing policy changes including increasing density and land use efficiency while providing targeted opportunity areas for denser development would begin to create supply to meet demand; and

WHEREAS, in anticipation of projected residential demand, the *2040 Land Use Plan* introduced a new residential district that offers targeted and strategically located areas for residential mixed use, at a medium density with gross densities of 15 to 40 dwelling units per acre, which is a new zoning tool that will provide significant opportunity for new residential units in certain areas of the Anchorage Bowl; and

WHEREAS, the R-4A zoning district is primarily a high-density multifamily district intended for areas in or near downtown and midtown with gross densities greater than 35 dwelling units per acre while permitting commercial retail, services, and office uses within the development; and

WHEREAS, the *2040 Land Use Plan* envisions a new R-3A residential mixed-use zoning district that would allow mixed-use with commercial uses in an integrated

1 neighborhood setting that is located outside of the downtown and midtown areas and
 2 is compatible with the surrounding neighborhood; and
 3

4 **WHEREAS**, the *2040 Land Use Plan* recognizes that residential mixed-use
 5 development is appropriate where it can facilitate revitalization in or near city centers,
 6 university or medical centers, town centers, and main street corridors served by
 7 transit and trails; and
 8

9 **WHEREAS**, residential mixed-use development areas are called for in several
 10 adopted neighborhood or district plans, including the Downtown, Fairview and East
 11 Anchorage plans; and
 12

13 **WHEREAS**, there is growing private sector development interest in investment and
 14 construction of new residential mixed-use projects in Anchorage that will allow the
 15 development of apartments and condominiums, in a mixed-use configuration with
 16 office/retail, now, therefore,
 17

18 **THE ANCHORAGE ASSEMBLY ORDAINS:**
 19

20 **Section 1.** Anchorage Municipal Code section 21.04.020, *Residential Districts*, is
 21 hereby amended to read as follows:
 22

23 **Add the Following New Subsection H:**
 24

25 **H. R-3A: Residential Mixed Use District** [Renumber Subsequent
 26 Subsections after New R-3A Subsection H]
 27

28 **1. Purpose**

29 The R-3A district is a medium density, mixed-use multi-family district
 30 with gross densities between 12 and 30 dwelling units per acre. The
 31 R-3A district is primarily residential, but allows a variety of
 32 compatible commercial, retail, services, or office uses, as identified
 33 in Table 21.05-1. To maintain and provide desired housing densities
 34 with the addition of other uses, the R-3A district allows greater
 35 building heights and greater lot coverage than the R-3 district, based
 36 on site specific criteria, while maintaining a residential living
 37 environment with common open space, landscaping, and other
 38 features that benefit residents and the community. The R-3A district
 39 is typically located near designated city, regional, and town centers.
 40 The commercial aspects of this mixed-use district are intended to
 41 serve local neighborhood needs and promote pedestrian access to
 42 support local shopping.
 43

44 **2. District Specific Standards**
 45

46 **a. Allowed Commercial Uses**

47 The R-3A District allows a maximum of 33% of gross
 48 floor area on the development site to be dedicated to

1 non-residential uses such as commercial development.

2 Allowed commercial uses are identified in Table 25.01-
3 1. Commercial uses may be located in the same
4 building as residential development or may be housed
5 in a separate building from residential units.

6
7 **b. Minimum Residential Density**

8 The development shall be built to a net density of at
9 least 15 dwelling units per acre.

10
11 **c. Timing of Residential and Non-Residential
12 Development**

13 At any phase of the development, the non-residential
14 portion of the development shall not receive a
15 certificate of occupancy or conditional certificate of
16 occupancy until the proportionate share of residential
17 units that meet the requirements of 2. A. and 2. B.
18 above have received a certificate of occupancy or
19 conditional certificate of occupancy.

20
21 **d. Mixed-Use Development Standards
22 Purpose**

23 The R-3A district is intended to create a mixed-use
24 neighborhood development, with buildings addressing
25 a "complete street" pedestrian environment with shops,
26 entrances, and windows. Non-residential uses should
27 be located along the street frontage and away from
28 property lines that abut lower density residential areas.

29
30 **i. Building Placement Relative to the Street**

31
32 Non-residential use shall not be separated from
33 abutting street ROWs by parking lots that are
34 wider than one parking bay, or 90 feet of total
35 distance. Where facing a street designated in
36 the comprehensive plan as main street, mixed-
37 use street, or transit street typology, at least
38 one-third of the length of the street-facing
39 commercial building elevation shall have a
40 maximum setback of 40 feet, in compliance with
41 the illustrated maximum setback provisions of
42 subsection 21.06.030C. 5. The maximum
43 setback may be increased to 60 feet as provided
44 in subsection 21.06.030C.5.c. of the maximum
45 setback provisions. Sites that front on more

than two frontages are required to meet these standards on no more than two streets.

ii. Street Facing Windows and Entries

Visual access windows or primary entrances shall comprise at least 15 percent of the non-residential wall area of the street facing elevation. If there is more than one street frontage or building on the site, the street facing wall areas may be combined for the purpose of this calculation. Building façade walls more than 150 feet away from the facing street ROW are exempt from this calculation. The following additional standards apply to this calculation on the ground floor:

- (A) Qualifying windows shall be no more than four feet above finished grade.
- (B) No single blank wall section between qualifying windows or entries on the longest building elevation shall be more than two-thirds of the total length of that elevation.

iii. Visible Primary Entrances

- (A) Developments with non-residential uses shall provide at least one primary entrance that is connected by a walkway of 90 feet or less to the street ROW. The walkway shall meet the standards of primary pedestrian walkway if the walkway is more than 45 feet long.
- (B) The primary entrance in 3 a. above shall be accentuated by at least one of the following menu choices:

- (1) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
- (2) Recessed and/or projected entrance wall plane;
- (3) Arches, peaked roof forms, terracing parapets, or other change of building roofline;
- (4) Changes in siding material, or detail features such as tilework, to signify the entrance, or:

- (5) Entrance plaza, patio, or similar common private space.

iv. Street-Facing Structured Parking

Structured parking is subject to subsection 21.07.090M. 3.

v. Outdoor Commercial Operations

All commercial and non-residential uses shall be conducted entirely within an enclosed building concept except for parking and loading facilities and restaurant seating

vi. Maintaining Residential Character

All floor area dedicated to height increases in the development beyond 40 feet shall be residential.

e. Reduced Parking Ratios

Development in the R-3A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in subsection 21.07.090F. 6.

f. Enhanced Sidewalk Option

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in subsection 21.07.060F. 17.

g. Building Height Increases

Building height increases may exceed the maximum height established in table 21.06-1, up to a maximum height of 70 feet not to exceed 6 stories through the following bonuses. These provide for an incremental increase in height in exchange for features deemed of benefit to the community. Height increases are subject to the R-3A district building bulk and transition standards of subsection f. below to mitigate impacts on surrounding properties and support neighborhood compatibility. An increase in height may be achieved through the use of one or more of the following choices:

i. Increased Housing Density

10 feet of additional height is allowed where the housing density of the development site is at least 30 dwelling units per net acre.

ii. Below Grade Parking

1 10 feet of additional height is allowed where at least
2 one-third of the parking spaces of the development site
3 are in a covered below grade parking level. Another 10
4 feet of additional height is allowed where at least two-
5 thirds of the parking spaces of the development site are
6 in a covered below grade parking level.
7

8 **iii. Affordable Housing Units**

9 10 feet of additional height is allowed where at least 10
10 percent of the dwellings are affordable rental housing
11 units consistent with the standards of 21.07.110H.,
12 Affordable Housing.
13

14 **iv. Habitable Floor Area Wrapping Parking Garages**

15 10 feet of additional height is allowed where the
16 development features habitable floor area wrapped
17 around a parking structure. The gross floor area of the
18 wrap portion of the building shall be equal to at least
19 half the gross floor area of additional height gained
20 through this feature.
21

22 **v. Additional/High Quality Open Space**

23 10 feet of additional height is allowed where additional
24 ground level open space not to be used for snow
25 storage and that meets the standards for high quality
26 spaces in 21.07.030D.4. is provided. The open space
27 shall be in addition to any open space otherwise
28 required by this title, and its area shall be equal to or
29 greater than half the gross floor area of additional
30 height gained through this feature.
31

32 **vi. Transitions in Building Scale or Housing Type**

33 10 feet of additional height is allowed where the
34 development provides a transition in building form and
35 scale or housing type down to adjacent properties in
36 lower density residential zoning districts along the
37 entire length of at least one property line of the
38 development.
39

40 **vii. Higher Quality Street-Level Mixed-use Pedestrian
41 Environment**

42 10 feet of additional height is allowed where the
43 development provides a pedestrian-interactive use
44 meeting the standards of 21.07.060F.16 and enhanced
45 sidewalk meeting the standards of 21.07.060F.4. or

1 F.17., along the majority of the street facing building
2 elevations. Sites with more than two frontages are not
3 required to meet this standard on more than two
4 streets.

5
6 **h. Neighborhood Protections**

7 In order for new developments in this district to maintain
8 compatibility with adjacent residential areas, the following
9 standards apply:

- 10
11 i. Height/Bulk Transitions: Buildings are subject to the
12 height transitions for neighborhood compatibility in
13 subsection 21.06.030D. 8.
- 14
15 ii. Northern Climate Weather Protection and Sunlight:
16 Buildings taller than 40' shall not cast shadows on
17 residential properties, dedicated parks, or school
18 properties between 9:00 AM and 3:00 PM, solar time
19 on the March/September 21 equinoxes.
- 20
21 iii. Building Height Increases: Building height increases as
22 provided for in section g. above shall be subject to
23 administrative site plan review unless a major site plan
24 review is required by other provisions. Neighborhood
25 protection standards in subsection 21.07.070 apply as
26 approval criteria. In cases where long-distance views
27 from abutting streets or residential properties to the
28 mountains, the inlet, nearby lakes, or bogs are
29 impacted by proposed construction over 40-feet in
30 height, the value of the view and the number of
31 properties impacted may be considered by the
32 decision-making body in establishing the allowed
33 building height.
- 34
35 iv. Upper Story Size/Width Limits: Portions of structures
36 gained through an increase in allowed height above a
37 height of 40 feet are limited to a maximum façade width
38 of 130 feet. The average gross floor area of all stories
39 above 40 feet in height shall be limited to 12,000
40 square feet. For each story above 40 feet in building
41 height, the total gross floor area of the floor plates of
42 the building(s) on the site is limited to a maximum of 50
43 percent of the maximum lot coverage for the R-3A
44 district.
45

- 1 v. Maximum Building Length: The maximum length of a
 2 townhouse-style building elevation shall be 250 feet.
 3
- 4 vi. Commercial Gross Floor Area Limitations: The gross
 5 floor area of each allowed use in the commercial use
 6 category, except for grocery or food store, is limited to
 7 10,000 square feet per use, without any review beyond
 8 that required by table 21.05-1. Gross floor area of more
 9 than 10,000 square feet for allowed commercial uses
 10 excepting grocery or food stores may be requested
 11 through the conditional use procedure. The maximum
 12 gross floor area of a grocery or food store is 20,000
 13 square feet, without any review beyond that required by
 14 table 21.05-1.
 15
 16

17 3. District Location Requirements

18 Purpose

19 It is essential that this district be limited in extent to particular
 20 locations that can accommodate residential growth with minimal
 21 impacts to the character of surrounding residential neighborhoods.
 22 Areas in this district should also include adequate and complete
 23 streets, water, sewer, electric, parks and open space infrastructure.
 24 In addition to meeting the general rezoning approval criteria, the new
 25 or enlarged R-3A districts shall:
 26
 27
 28

- 29 a. Locate in an area designated in the comprehensive plan, land
 30 use plan map for *compact mixed residential-medium* with
 31 growth supporting feature for residential mixed-use
 32 development or corresponding designation in a neighborhood
 33 or district plan; and
 34
- 35 b. Adjacent to or within one of the following land use
 36 designations or street classifications identified in the
 37 comprehensive plan:
 38 1. City Center
 39 2. Regional Center
 40 3. Town Center
 41 4. Main Street Corridor
 42 5. One quarter mile of a Transit Street ROW of a
 43 designated Transit Supportive Development (TSD)
 44 corridor, on the segments of the street identified as
 45 being in the TSD in the comprehensive plan.

1

Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
Group Living	Assisted Living Facility (3-8 Residents)	P	P	P	P	P	P
	Assisted Living Facility (9 or more Residents)	C	P	P	P	P	P
	Habilitative Care Facility, small (up to 8 Residents)	P	P	P	P	P	P
	Habilitative Care Facility, medium (9-25 Residents)	C	C	P	P	P	P
	Habilitative Care Facility, Large (26 + Residents)			P	P	P	P
	Rooming house		C	P	P	P	P
	Transitional Living Facility			P	P	P	P
	Transitional Living Facility			P	P	P	P
COMMUNITY USES							
Adult Care	Adult Care Facility (3-8 Persons)	P	P	P	P	P	P
	Adult Care Facility (9 or more Persons)	C	C	C	C	C	C
Child Care	Child Care Center (9 or more Children)	C	S	S	S	S	S
	Child Care Home (up to 8 Children)	P	P	P	P	P	P
Community Service	Cemetery or Mausoleum						
	Community Center			S	S	S	S
	Homeless and Transient Shelter						
	Neighborhood Recreation Center	S	S	S	S	S	S
	Religious Assembly	S	S	S	S	S	S
	Social Service Facility		C	C	C	C	
Cultural Facility	Aquarium						
	Botanical Garden						
	Library	S	S	S	S	S	S
	Museum						
	Zoo						
Educational Facility	Boarding School			M	M	M	M
	College or University						M
	Elementary or Middle School	P/ M	P/ M	P/ M	P/ M	P/ M	P/ M

2

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Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
Educational Facility (Cont.)	High School	P/ M	P/ M	P/ M	P/ M	P/ M	P/ M
	Instructional Services	C	C	C	C	C	C
	Vocational or Trade School						
Health Care Facility	Health Services				P		P
	Hospital\Health Care Facility						
	Nursing Facility						
Parks and Open Space	Community Garden		P	P	P	P	P
	Park, Public or Private	P	P	P	P	P	P
Public Safety Facility	Community or Police Substation		P	P	P	P	P
	Correctional Institution						
	Fire Station	M	M	M	M	M	M
	Public Safety Facility						
Transportation Facility	Airport						
	Airstrip, Private	C	C				
	Heliport	C	C				
	Rail Yard						
	Railroad Freight Terminal						
	Railroad Passenger Terminal						
Utility Facility	Tower, High Voltage Transmission	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C
	Utility Facility						
	Utility Substation	C	C	C	C	C	C
	Wind Energy Conversion System (WECS), Utility						
	Type 1 Tower	S	S	S	S	S	S
	Type 2 Tower						
	Type 3 Tower	S	S	S	S	S	S
	Type 4 Tower	P	P	P	P	P	P
COMMERCIAL USES							
Agricultural Uses	Commercial Horticulture	C	C				
Animal, Sales, Service, & Care	Animal Boarding						
	Animal Shelter						
	Large Domestic Animal Facility, Principle Use						
	Retail and Pet Services						
	Veterinary Clinic				P		P
Assembly	Civic/Convention Center						
	Club/Lodge/Meeting Hall			C	C	S	S

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Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
Entertainment and Recreation	Amusement Establishment						
	Entertainment Facility, Major						
	Fitness and Recreational Sports Center				P	S	P
	Night Club						
	Shooting Range, Outdoor						
	Skiing Facility, Alpine						
	Theater Company or Dinner Theater						
Food and Beverage Service	Bar						
	Food and Beverage Kiosk				P		
	Restaurant				P	S	P
Office	Broadcasting Facility						
	Financial Institution				P		P
	Office, Business or Professional				P		P
Personal Services, Repair, and Rental	Business Service Establishment				C		C
	Funeral/Mortuary Services						
	General Personal Services				P		P
	Small Equipment Rental						
Retail Sales	Auction House						
	Building Materials Store						
	Convenience Store			C	P	S	P
	Farmers Market						
	Fueling Station						
	Furniture and Home Appliance Store						
	General Retail				P		P
	Grocery or Food Store				P	S	S
	Liquor Store						
	Pawnshop						
Vehicles and Equipment	Aircraft and Marine Vessel Sales						
	Parking Lot or Structure (50 or more Spaces)		C	C	C	C	C
	Parking Lot or Structure (Less than 50 Spaces)		C	C	C	C	C
	Vehicle – Large, Sales and Rental						
Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A

Vehicles and Equipment (Cont.)	Vehicle – Small, Sales and Rental						
	Vehicle Service and Repair, Major						
	Vehicle Service and Repair, Minor						
Visitor Accommodations	Camper Park			C		C	
	Extended Stay Lodging				C	C	S
	Hostel		C	S	S	S	S
	Hotel/Motel				C	C	S
	Inn				S		S
	Recreational and Vacation Camp						
COMMERCIAL MARIJUANA USES							
There are no Commercial Marijuana Uses allowed in Residential Districts							
INDUSTRIAL							
Industrial uses allowed in residential districts are very limited and include the following:							
Manufacturing and Production	Natural Resource, Extraction, Organic and Inorganic	C	C	C	C	C	C
Waste & Salvage	Land Reclamation	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C
		C	C	C			
	Snow Disposal Site	C	C	C			

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2 Table of Accessory Uses-Residential, Commercial, Industrial and Other Districts (Cont.)

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	Definitions and Use-Specific Standards					
	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B			B-3	RO	MC	I-1	I-2
Telecommunications antenna only, large	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P					21.05.040.K.
Telecommunications antenna only, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.040K.
Type 4 tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S						21.05.040K.
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P					P	P	P	P	P	P									21.05.070D.19.
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	21.05.070D.20.
Wind energy conversion system (WECS), building mounted small																S	S	S		S	S	S	S	21.05.070D.20.

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1 **Section 3.** Anchorage Municipal Code section 21.06.020, Table 21.06-1: Table of
 2 Dimensional Standards – Residential Districts is hereby amended to read as follows:
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21.06.020 DIMENSIONAL STANDARDS TABLE

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS								
(Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
R-2M Mixed Residential District								
Dwelling, Single Family Detached	6,000	50	40	20	5	10	1	Principal: 30 feet, not to exceed two and one-half stories
Dwelling, Two Family	6,000	50	40	20	5	10	1	
Dwelling, single family attached	3,000	35 (40 on Corner Lots)	40	20	N/A on Lot line: otherwise 5	10	1	
Dwelling, townhouse	2,400	24, (30 on corner lots)	40	20	N/A on Lot line: otherwise 5	10	1	Accessory Garages/ Carports
Dwelling, multifamily (up to 8 units permitted per building)	8,500 + 2,300 for every unit over 3	50	40	20	10	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110 G.2.	
Dwelling, multifamily, with single or two-family style construction of multiple buildings on a lot	3,000 Per Unit	50	40	20	10	10		
All Other uses	6,000	50	40	20	5	10		
R-3 Mixed Residential District								
Dwelling, Single Family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line: otherwise 5	10	1	35
Dwelling, single family detached	6,000	50	40	20	5	10	1	
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	20	N/A on common lot line: otherwise 5	10	1	
Dwelling, two-family	6,000	50	40	20	5	10	1	

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TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS
 (Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)

Use	Minimum Lot Dimensions		Max Lot Coverage	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
Dwelling, multifamily three or four units	6,000	50	40	10	5, unless the abutting lot has lower-density residential zoning, in which case 10	10, if abutting an alley, otherwise 20	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G .2.	35
Dwelling, multifamily, five or six units	8,500	50	40	10				
Dwelling, multifamily, seven or more units	9,000 + 1,000 for every unit over 7 units	50	40	10				
All Other uses	6,000	50	40	20	10	20		35
R-3A: Medium Density, Mixed-Use Residential District								
Dwelling, Townhouse	2,000	20 (30 on Corner Lots)	60	20	N/A with common wall – otherwise 5	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110G .2.	35
Dwelling, Mixed-Use	6,000 + 1,000 for every dwelling unit over 6 units	50	50	Min. 10; 30 when upper floors exceed 3 stories. Max. 40 ⁵	5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		40, not to exceed 3 stories ¹⁴
Dwelling, Multi-family	6,000 + 1,000 for every dwelling unit over 6 units	50	50	A minimum of 33% of the front building elevation shall be within the maximum front setback	5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		
All Other Uses	6,000 + 1,000 for every dwelling unit over 6 units	50	50	(see 21.06.030C. 5.)	5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		
¹⁴ See Subsection 21.04.020H for information regarding possible height increases								

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<p align="center">TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS</p> <p align="center"><i>(Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)</i></p>								
Use	Minimum Lot Dimensions		Max Lot Coverage	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
R-4: Multi-Family Residential District								
Dwelling, Single Family attached	3,000	35 (40) on Corner Lots	40	20	N/A on Comm on Lot Line; Other wise 5	10	1	35
Dwelling, single family detached	6,000	50	40		5	10		
Dwelling, Townhouse	2,000	20 (30 on corner lots)	60	10	N/A on Comm on Lot Line; Other wise 5	10	More than one principal structure may be allowed on any lot or tract per 21.07.110G .2.	35
Dwelling, Multi-family	6,000	50	60		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45 ^d
All Other Uses	6,000	50	60			10		45

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Section 4. Anchorage Municipal Code section 21.06 is hereby amended to read as follows:

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Section 21.06.030 Height Transitions for Neighborhood Compatibility

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D. 8. b. Applicability

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This standard shall apply to structures located in any non-residential district (except for the DT districts), the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as “large lot residential”, “single family—detached”, “single family—attached and detached”, “compact and mixed housing”, and “multifamily”.

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Section 5. Anchorage Municipal Code section 21.07 is hereby amended to read as follows:

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Section 21.07.030 Applicability and Open Space Requirement

B. 3. Private Open Space

R-3 and R-3A districts: 250 square feet of private open space per dwelling unit...

Section 21.07.080 Landscaping, screening, and Fences

Table 21.07-2. Minimum Site perimeter Landscaping Requirements

- Add R-3A to R-3 column header and to the R-3 row
- Add a footnote 3 to the table footer that establishes:

Commercial developments and buildings exceeding 35 feet in height in the R-3A are subject to the R-4/R-4A site perimeter landscaping standards

Section 21.07.090 Parking

F. 6. Parking Reductions and alternatives – Districts that Promote a Mix of Uses

- a. Uses located in the R-3A and R-4A districts are eligible for a reduction of up to 10 percent of the minimum number of required parking spaces.

M. 3. Ground Floor Use

In the B-3, R-3A, R-4, and R-4A districts that have been specifically designated in the comprehensive plan as a main street ...

Section 6. Anchorage Municipal Code section 21.08 is hereby amended to read as follows:

Section 21.08.050 Improvements

B. Improvement Areas Defined Table 21.08.-1

Add R-3A to the Residential District Type row in the Class A column

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Section 7. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 20XX.

Chair of the Assembly

ATTEST:

Municipal Clerk

Building and Floor Heights in Multifamily Districts (Relative to Building Code Construction Types)

R - Residential

9'-10' floor height for wood construction (typically)
10' floor height for concrete/steel construction (typically)

C - Commercial

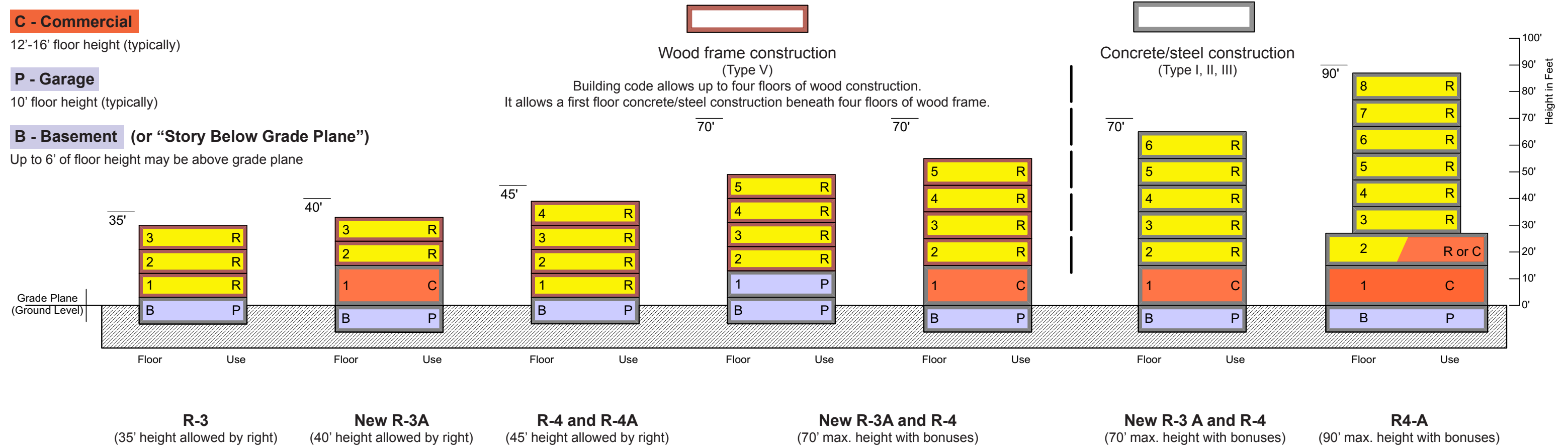
12'-16' floor height (typically)

P - Garage

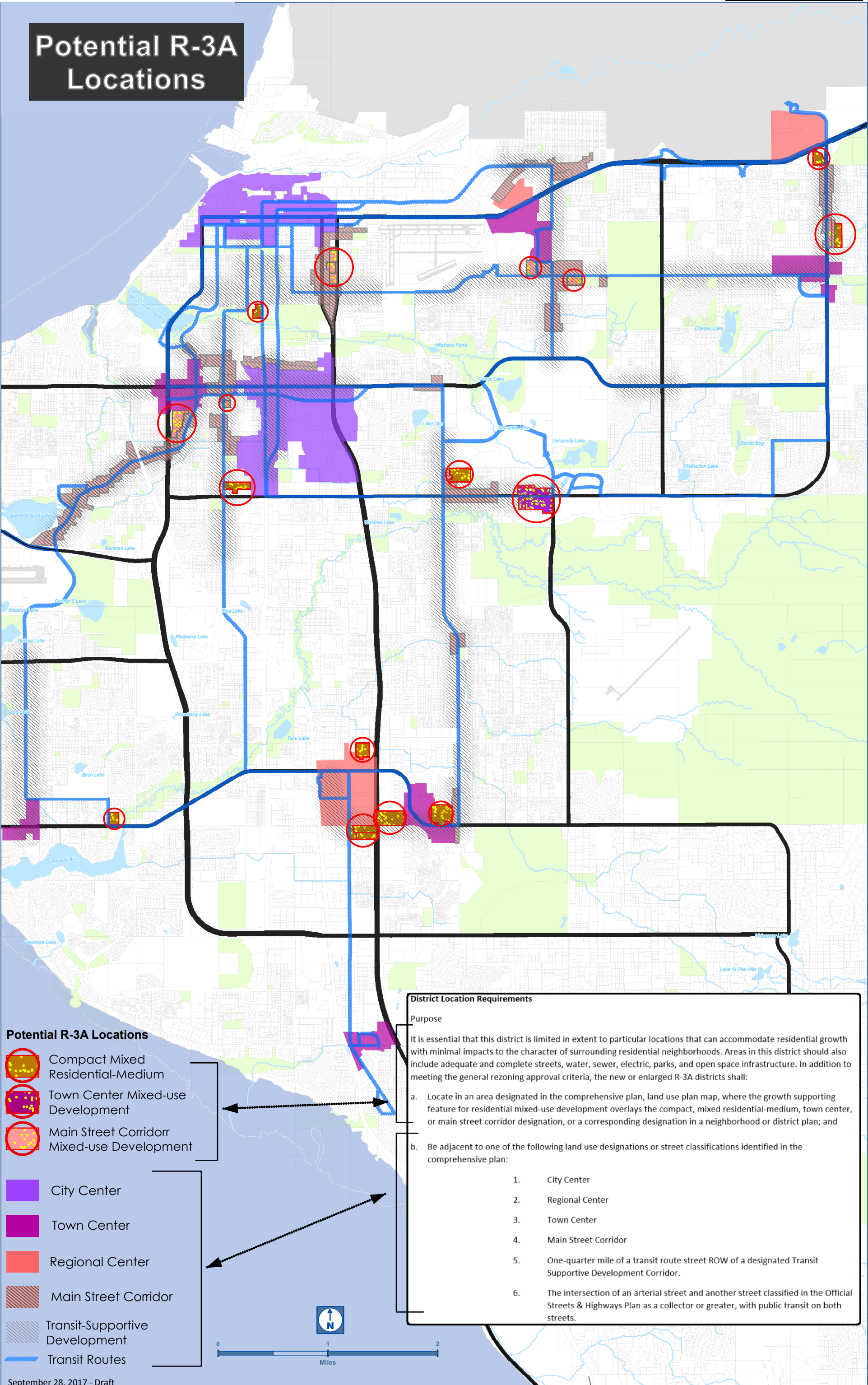
10' floor height (typically)

B - Basement (or "Story Below Grade Plane")

Up to 6' of floor height may be above grade plane



Potential R-3A Locations





Municipality of Anchorage

Planning Department
Long-Range Planning Division

Memorandum



Date: October 2, 2017
To: Planning and Zoning Commission
From: Long-Range Planning Division staff
Subject: Information for October 2 Worksession – Updated Annotation for R-3A Ordinance

Following is updated annotation/commentary accompanying the three recommended changes to the draft R-3A District that are introduced in the case report memorandum dated October 9.

The three amendments with annotation are arranged in the order they appear in the R-3A District-Specific Standards. The amended code language for each is located on the odd-numbered (right-hand) pages. The facing (even-numbered/left-hand) pages contain annotation/commentary about the code amendments. The annotation includes descriptions of the issue and the legislative intent of the solution. Annotation also provides guidance information for how to interpret and apply the draft amendment language.

Annotation/Commentary is in **Comic Sans Serif**.

Code language appears in **Arial**. Added language is underlined, and deleted language is in [~~STRIKETHROUGH~~] in all-caps and with brackets.

H.2.d.i. Building Placement Relative to the Street

The recommended amendment on the next page reduces the number of street frontages that must comply with the maximum setback from two streets to one street, if the second frontage has enhanced pedestrian access routes between the second street and building entrances.

This amendment brings the R-3A District back in line with the number of street frontages subject to the maximum setback where applied in other zoning districts. There are cases in which the site conditions and other district regulations (e.g., sunlight access restrictions on tall building placement) make it difficult to meet the full requirements of the maximum setback on more than one frontage.

The R-3A District is intended to contribute to a walkable, neighborhood-scale mixed-use environment. Large setbacks and parking lots in front of buildings leave gaps in this environment. In the recommended amendment, the placement of buildings behind parking lots on the second frontage is mitigated by an enhanced pedestrian access site plan meeting the Title 21 design criteria for enhanced pedestrian walkways.

NOTE: For a general explanation of subsection H.2.d.i., see the annotated version of the R-3A ordinance (dated August 15, 2017) for the commentary regarding H.2.d.i.

Recommended amendment to subsection 21.04.020H.2.h.(i.):

i. Building Placement Relative to the Street

At least one-third (33 percent) of the length of the ground-floor, street-facing non-residential building elevations shall have a maximum setback of 40 feet, as established in the R-3A District dimensional standards in Table 21.06-1, and in compliance with the illustrated maximum setback provisions of subsection 21.06.030C. 5. The maximum setback may be increased to 60 feet as provided in subsection 21.06.030C.5.c. The maximum setback may be increased to 90 feet for mid-rise buildings as provided in subsection 21.06.030C.5.d. Sites in the R-3A District with more than one street frontage shall meet these standards on at least ~~[TWO STREETS.]~~ one street, as established in 21.06.030C.5.a.(ii.), except that a second street frontage shall either meet the maximum setback or incorporate primary pedestrian walkways connecting to off-site destinations.

H.2.h.(i) Neighborhood Protections - Northern Climate Sunlight Access

The recommended amendment on the next page provides for a higher level of review including the neighbors' right to know and comment and possibly request mitigation if a tall building (40 to 70 feet) is proposed to shadow the neighboring single- and two-family residential properties daily for more than four months of the year.

This amendment responds to citizen, developer, and designer comments that building height and solar shadowing are primary concerns in low-rise parts of town. Property owners in outlying R-1 and R-2 residential zoned neighborhoods did not locate in their area with an investment-backed expectation that they would be shadowed by a neighboring 70-foot tall building for significant parts of the year. Strategies such as keeping mid-rise towers slender, repositioning or separating towers with open sky views, providing reductions in stories, and/or providing bigger setbacks or landscaping can help to preserve sunlight access or mitigate the potential for impacts on surrounding low-rise properties.

Buildings 70 feet / six stories tall are not considered necessary to fit the needed medium housing density to achieve city housing objectives. Medium density apartment developments (even those with ground-floor retail) typically can attain 40 dwelling units per acre in buildings shorter than 70 feet tall. For example, the four-story Park Place apartments on 12th Avenue and I Street attains 43 DUA, equal to the maximum density allowed in the proposed R-3A district. Medium-density multifamily districts in U.S. cities typically do not allow buildings taller than 40 feet / four stories.

NOTE: Building height increases in subsection g. of the R-3A district-specific standards are subject to the administrative site plan review process. Sites most likely to become rezoned to the R-3A district are in outlying, low-rise parts of town. For further discussion of section H.2.h. and an illustration for the solar access protection in H.2.h.(i), see the annotated version of the R-3A ordinance (dated August 15, 2017).

Recommended amendment to subsection 21.04.020H.2.h.(i.):

- i. Northern Climate Sunlight Access: Buildings taller than 40' shall not cast shadows on residential properties, dedicated parks, or school properties between 9:00 AM and 3:00 PM, solar time on the March/September 21 equinoxes. Proposed buildings that would cast shadows on properties in an R-1 or R-2 district between 9:00 AM and 3:00 PM, solar time from September 21 to October 21 shall be subject to major site plan review to mitigate such shadow impacts.

H.3. District Location Requirements

The recommended amendment on the next page provides clarifications to this subsection.

Intent language and substantive requirement language are separated out more clearly.

Purpose statements are not substantive requirements. Purpose statements indicate the legislative intent so that the regulatory provisions can be better understood.

The language comprising the first part of the requirement in subsection 3.b.i. which cross-references to the Comprehensive Plan's land use plan map is clarified and corrected. See also the informational map of potential R-3A locations provided as part of the case packet.

NOTE: For more general explanation of the district location requirements, see the annotation commentary for subsection H.3. in the August 15, 2017 draft R-3A ordinance.

Recommended amendment to subsection 21.04.020H.2.h.(i.):

Replace the entire content of subsection H.3., *District Location Requirements* with the following:

H.3. District Location Requirements

a. Purpose

It is essential that this district is limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, public transit, water, sewer, electric, parks, and open space infrastructure.

b. Requirements

In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:

- i. Locate in an area designated in the comprehensive plan, land use plan map, where the growth supporting feature for residential mixed-use development overlays the compact mixed residential-medium, town center, or main street corridor designation, or a corresponding designation in a neighborhood or district plan; and
- ii. Be adjacent to one of the following land use designations or street classifications identified in the comprehensive plan:
 - (A) City Center.
 - (B) Regional Center.
 - (C) Town Center.
 - (D) Main Street Corridor.
 - (E) One quarter mile of a transit route street ROW of a designated Transit Supportive Development Corridor.
 - (F) Intersection of an arterial street and another street classified in the Official Streets & Highways Plan as a collector or greater, with public transit on both streets.

MEMORANDUM

RECEIVED

Attachment 5

AUG 31 2017

DATE: August 30, 2017 PLANNING DEPARTMENT
TO: Dave Whitfield, Acting Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Plats to be heard October 9, 2017
Comments due September 11, 2017

AWWU has reviewed the materials and has the following comments.

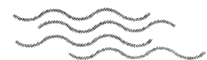
2017-0109 SEWARD HIGHWAY - O'MALLEY ROAD TO DIMOND BLVD Context Sensitive Solutions Transportation Project Site Plan Review for Seward Highway: O'Malley Road to Dimond Boulevard Reconstruction (MOA/ADOT Federal Project No. 0537(008)/IRIS Project No. CFHWY00012), Grid SW2332, 2432, 2532

1. AWWU water and sewer mains are within this proposed construction area.
2. AWWU has no objection to this site plan review.
3. AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction that pertain to this project.

2017-0110 TITLE 21, Review and Recommendation by Planning and Zoning Commission tot the Assembly of a Draft Ordinance amending AMC Subsections 21.04 Zoning District, 21.05 Use Regulation, 21.06 Dimensional Standards and Measurement, 21.07 Development and Design Standards and 21.08 Subdivision Standards in order to establish a new R-3A (Residential Mixed Use) District, Grid N/A

1. AWWU has no objection to this code amendment.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz



MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

RECEIVED

SEP 06 2017

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications PLANNING DEPARTMENT

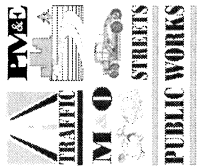
DATE: September 6, 2017

TO: Dave Whitfield, Acting Manager, Current Planning

FROM: Ron Wilde, P.E.
Structural Plan Reviewer
Building Safety
343-8371

SUBJECT: Comments for Case 2017-0110
Draft Ordinance – New R-3A

No Comment.



**MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT**
4700 Elmire Road
Anchorage AK 99507

RECEIVED

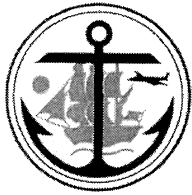
SEP 08 2017

PLANNING DEPARTMENT

Project Review Form

Project Name: Draft Zoning Ordinance – R-3A	Project No: 2017-0110
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other	
Name/Title: Andrew Watts/Transit Planning Technician; Brian Weigand/Capital Project Engineer	
Organization / Department: Public Transportation Dept / People Mover	
Phone Number: 343-8496 (Andrew) or 343-8285 (Brian) Date: 08 SEP 17	

	Page/ Sheet No.	Reviewer	Comment	Response
1)		AW	Thank you for the opportunity to review.	
2)	13	AW	PTD requests inclusion of a requirement that R-3A developments maintain clear sidewalks to the nearest bus stop. They could achieve this by enforceable plowing/shoveling requirements or (preferably) by installing and maintaining heated sidewalks (Tundra Tape or equivalent) from the development to the nearest bus stop.	
3)				
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MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

RECEIVED

DATE: September 14, 2017

SEP 14 2017

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: 2017-0110 Ordinance to Amend AMC Subsections 21.04 Zoning Districts, 21.05 Use Regulations, 21.06 Dimension Standards and Measurements, 21.07 Development and Design Standards and 21.08 Subdivision Standards to establish a new R-3A(Residential Mixed use District)

Traffic department has no objections to proposed changes to AMC Title 21 in establishing a new land use District.

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Ethan Berkowitz

RECEIVED

SEP 18 2017

MEMORANDUM

Comments to Planning and Zoning Administrative Hearing Applications/Petitions

PLANNING DEPARTMENT

DATE: September 18, 2017
TO: Dave Whitfield, Current Planning Section Acting Supervisor
FROM: Brandon Telford, Private Development Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Administrative Decision date: October 9, 2017.

Case 2017-0109 – Context Sensitive Solutions Transportation Project Site Plan Review for Seward Highway” O’Malley Road to Dimond Boulevard Reconstruction (MOA/ADOT Federal Project No. 0537(800)/IRIS Project No. CFHWY00012).

Department Recommendations:

The Private Development Section has no comment on the Site Plan Review.

Case 2017-0110 – Review and Recommendation by Planning and Zoning Commission to the Assembly of a Draft Ordinance Amending AMC Subsections...

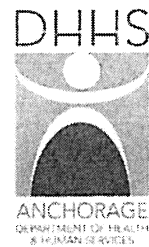
Department Recommendations:

The Private Development Section has no comment on the Draft Ordinance.



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



RECEIVED

SEP 21 2017

PLANNING DEPARTMENT

Date: September 20, 2017
To: Department of Planning, Zoning, and Platting Division
Thru: *DNK* DeeAnn Fetko, Deputy Director
From: *SG* Shelley Griffith, EHS Program Manager
Subject: Comments Regarding CUP 2017-0110, Planning and Zoning, Review and Recommendation by Planning and Zoning Commission to the Assembly of a Draft Ordinance Amending AMC Subsections 21.04 Zoning Districts, 21.05 Use Regulations, 21.06 Dimensional Standard and Measurements, 21.07 Development and Design Standards, and 21.08 Subdivision Standards in order to establish a new R3-A (Residential Mixed Use)

No Comment

CC: Clara Park, Sr. Office Associate
Janine Nesheim, Environmental Health Specialist – Plan Review
Shannon Kuhn, Public Information Officer

FCC Resolution 2017-01

Whereas, the Municipality of Anchorage is proposing a new R-3A Residential Mixed-Use District zoning classification, with proposed densities between 15 and 40 dwelling units per acre, and

Whereas, the R-3A district is primarily residential but allows a variety of compatible commercial, retail, services, or office uses, and

Whereas, a public hearing draft is presently out for review and will be before the Planning and Zoning Commission on October 9, 2017, and

Whereas, the Municipality of Anchorage is requesting first round comments in the form of a resolution in October, and

Whereas, the community councils need more time to consider the impact of the proposed R-3A district on the neighborhoods of Anchorage.

Therefore, we the Federation of Community Councils resolve to request a postponement of the hearing on this issue for two months after the scheduled October 9th hearing.

Approved on: September 18, 2017
Vote: For 24, Against 1, Abstain 0

Signed: 
for Kyle Stevens, FCC Chair

10/2/17
Date