Proposed Amendment #1 to AO 2023-42

AN ORDINANCE AMENDING THE R-4A DISTRICT IN ANCHORAGE MUNICIPAL CODE, TITLE 21 SECTIONS 21.04.020, RESIDENTIAL DISTRICTS; 21.05.010, TABLE OF ALLOWED USES; 21.06.020, DIMENSIONAL STANDARDS TABLES, 21.060.030, MEASUREMENTS AND EXCEPTIONS; 21.07.110, RESIDENTIAL DESIGN STANDARDS; 21.07.120, LARGE ESTABLISHMENTS; AND 21.08.70, ALTERNATIVE RESIDENTIAL SUBDIVISIONS.

Submitted by: Assembly Members Rivera and Zaletel

PROPOSED AMENDMENTS

Purpose/Summary of Amendment: Removes the R-4A district from rules which apply special height restrictions depending on neighboring properties designated for certain residential uses in the Comprehensive Plan. This amendment provides more flexibility to R-4A zoned properties.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO that are not in current code])

AO p.15, beginning at line 9, inserting a new Section 4 as follows and renumbering subsequent AO sections accordingly (new Section 4 is set out without legislative drafting markup below except for the current code language amendment):

Section 4. Anchorage Municipal Code 21.06.030, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.06.030 MEASUREMENTS AND EXCEPTIONS

D. Height

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- 9. Height Transitions for Neighborhood Compatibility
- *** ***
 - Applicability. This standard shall apply to structures located in any non-residential district (except for the DT districts), the R-3A district, <u>or</u> 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."

Agenda Item No. 14.G Rivera-Zaletel Amendment No. 1.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15; AO No. 2017-176, § 7, 1-9-18; AO No. 2018-12, § 1, 2-27-18; AO No. 2020-10(S), § 1, 3-10-20; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 10, 2-15-22; AO 2022-36, § 3, 4-26-22)

Will there be any public or private economic effect to the proposed amendment? \Box YES \boxtimes NO (check one) If yes, please detail below.