

**Proposed Amendment #1. to AO 2023-43**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.07, DEVELOPMENT AND DESIGN STANDARDS; AND 21.11, DOWNTOWN, IN THE DEVELOPMENT OF THE DOWNTOWN CODE UPDATE.**

Submitted by: Assembly Member Volland

**TEXT OF AMENDMENTS**

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

**1.A. – Purpose/Summary of Amendment:** This amendment adds “P” for multifamily dwellings in the B-2A district permitting more options for housing in all zones downtown.

**AO p. 5, beginning at line 23, amending Table 21.11-2 as follows** (new text circled in red for clarity):

**21.11.050 Use Regulations**

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TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS				
P = Permitted Use   L = Permitted with Limitations   S = Administrative Site Plan Review C = Conditional Use   M = Major Site Plan Review   T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.				
Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
<b>RESIDENTIAL USES</b>				
Dwelling, mixed-use	P[L]	P	P	21.05.030A.1., [21.11.050C.1.]
Dwelling, multifamily	<b>P</b>	P[L]	P	21.05.030A.2., [21.11.050C.2].

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**1.B. – Purpose/Summary of Amendment:** Allows more height flexibility around Town Square Park for long term redevelopment potential. The 200’ limit is still lower than the height allowance for other properties in the same zone elsewhere downtown.

Amendment requested by private property owner. The current restrictions on private properties limits their ability to redevelop. MOA property (Performing Arts Center) impacts this park with shadowing to a much greater degree and for many more hours than the private properties. Allows fairness to property owners.

**AO p. 26, beginning at line 6, amending Table 21.11-5 as follows:**

<b>Table 21.11-5: Max. Height Near Town Square Park</b>	
<u>Block 69</u>	<u>Northwest quarter: 200 <del>115</del> ft.</u> <u>Northeast quarter: 200 <del>85</del> ft.</u> <u>South half: 200 ft.</u>
<u>Block 70</u>	<u>North half: 200 <del>55</del> ft.</u> <u>South half: 230 ft.</u>
<u>Block 71</u>	<u>Northwest quarter: 200 <del>85</del> ft.</u> <u>Northeast quarter: 200 <del>115</del> ft.</u> <u>South half: 200 ft.</u>

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