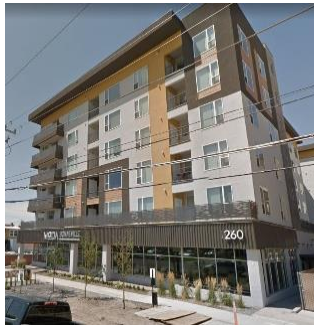




Summary:

Urban Residential Neighborhood R-4A Zone Mixed-Use Text Amendment

*An Update to Anchorage's Zoning Rules for Residential Mixed-use
Development in the R-4A Zoning District*



October 2020 Community Discussion Draft



Review Item A: Info Summary



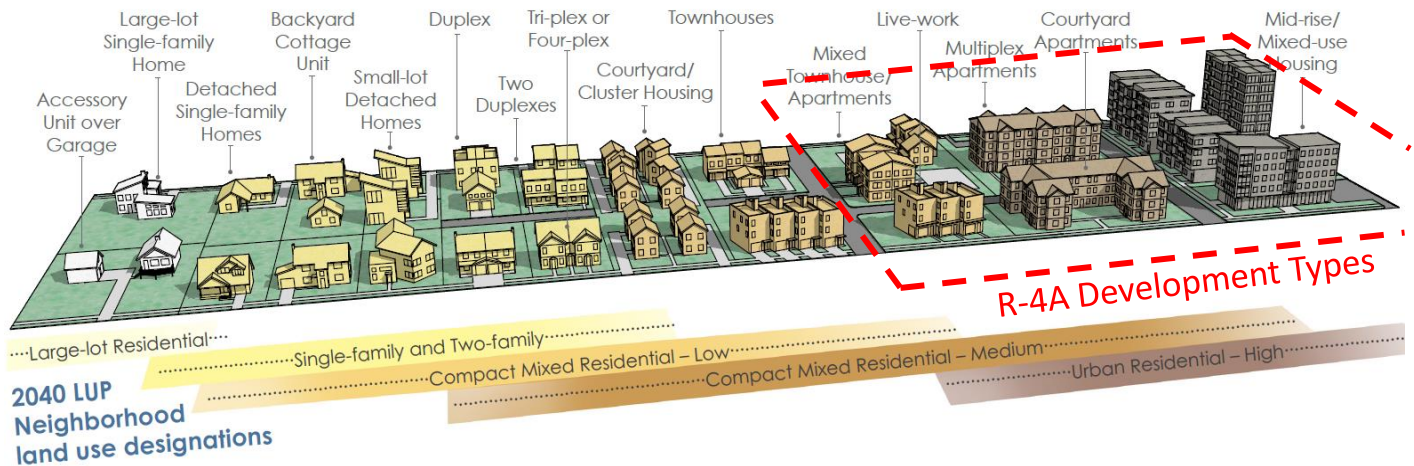
R-4A Zone Mixed-Use Text Amendment

A Title 21 zoning code change for Anchorage's R-4A mixed-use zoning district

Why is this important?

Anchorage's densest residential mixed-use district

The R-4A zoning district integrates high-density residential development with on-site commercial uses in a mixed-use neighborhood setting. ***This project will make the R-4A district easier to use and interpret while achieving the goals of the Anchorage 2040 Land Use Plan.***



Project Overview

This project will make the R-4A zoning district more flexible and effective by...

- Consolidating and simplifying the R-4A development standards.
- Allowing a higher proportion of by-right commercial uses in mixed-use developments without extra reviews.
- Allowing a wider range of commercial uses that contribute to the urban mixed-use residential context.
- Supplementing the minimum housing density requirement with incentives to provide even more housing.
- Enabling phased developments to construct some commercial space prior to the accompanying residential uses.
- Varying design standards by primary and secondary frontages, with more lenient standards on secondary frontages.
- Simplifying the process for increasing building heights while reducing shadowing.

Step 1

Discussion Draft Released for Public Comment

Step 2

Public Hearing Draft Submitted to Planning & Zoning Commission

Step 3

Planning & Zoning Commission Draft to Assembly for Approval

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R-4A Zoning District Locations

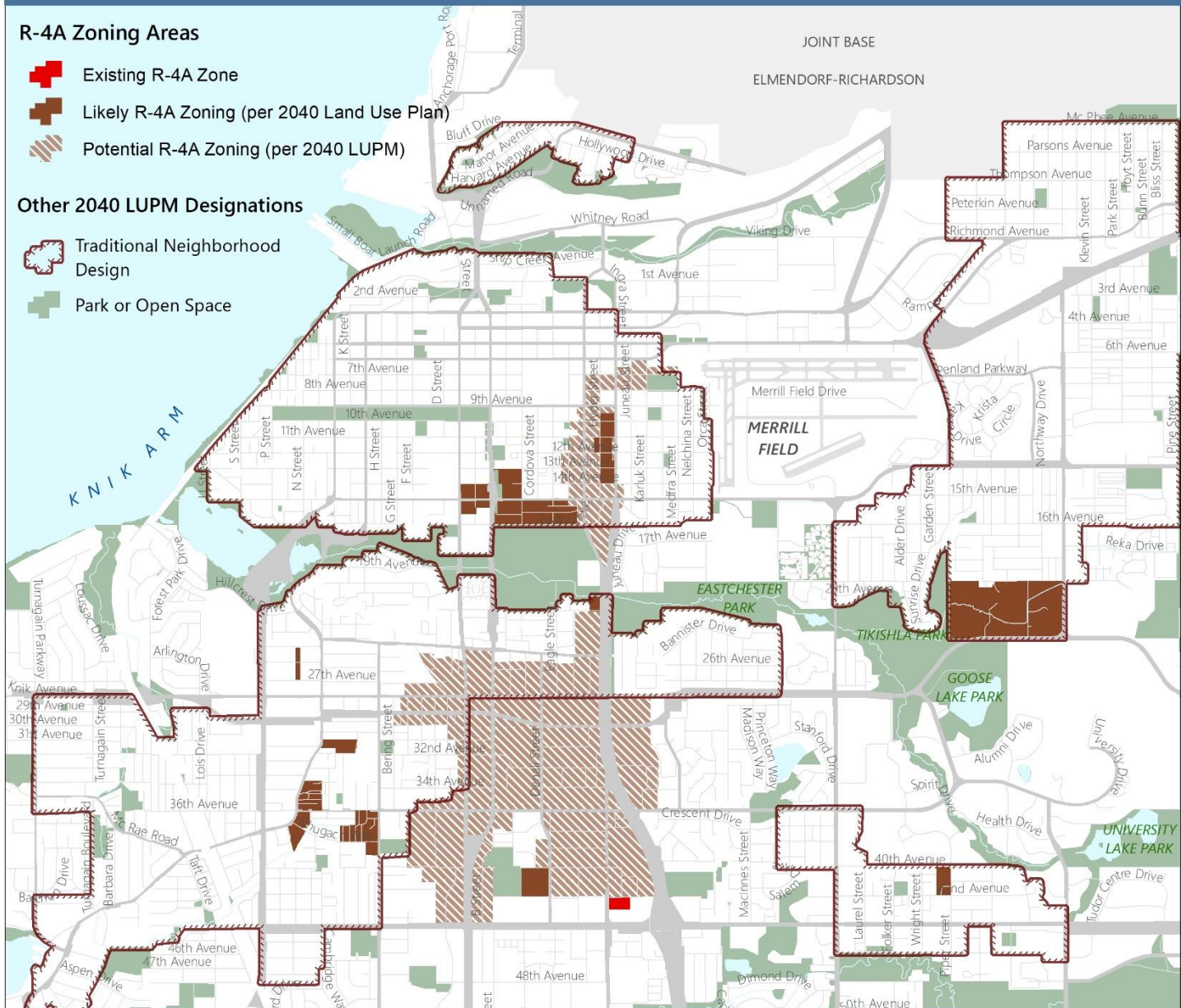
Action 3-1: R-4A Zone Mixed-Use Text Amendment

R-4A Zoning Areas

-  Existing R-4A Zone
-  Likely R-4A Zoning (per 2040 Land Use Plan)
-  Potential R-4A Zoning (per 2040 LUPM)

Other 2040 LUPM Designations

-  Traditional Neighborhood Design
-  Park or Open Space



Future R-4A Districts

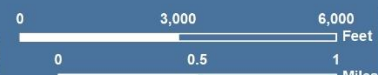


The Anchorage 2040 Land Use Plan Map (2040 LUPM) designates areas of future growth. Areas with the "Urban Residential- High" land use designation that is overlaid with the "Residential Mixed Use Development" growth-supporting feature of the 2040 LUPM may be rezoned to R-4A in the future. These areas are shaded brown in the map above. The "City Center" land use designation outside of Downtown Anchorage is also a candidate for R-4A, especially where the "Residential Mixed Use Development" growth-supporting feature is present. Additionally, part of Fairview's "Main Street Corridor" land use designation is identified for R-4A per the Fairview Neighborhood Plan. These City Center and Fairview Main Street areas are shown in a diagonal line pattern above.



Traditional Neighborhood Design

Older urban neighborhoods and districts in Anchorage have a more highly interconnected street system, smaller block sizes, greater connectivity, and sidewalks. Traditional Neighborhood Design is a 2040 Land Use Plan Map designation that is intended to promote compact, accessible infill development.



Summary of Major Changes

<u>Current</u>	<u>Proposed</u> ↓ = Relaxed ↑ = More Stringent
Required Residential Housing Units	
20 dwelling units per net acre.	20 dwelling units per net acre.
Residential vs. Non-Residential Floor Area for the Development Site	
<p>Up to 10% of gross floor area may be non-residential by-right.</p> <p>> 10% to ≤ 20% non-residential gross floor area requires major site plan review.</p> <p>> 20% to ≤ 49% non-residential gross floor area requires a conditional use permit.</p>	<p>↓ Up to 35% of gross floor area may be non-residential by-right.</p> <p>↓ > 35% to ≤ 50% of gross floor area may be non-residential: By-right with 35 dwelling units per acre on the development site; or Through a conditional use permit or small area implementation plan.</p> <p>↓ > 50% of gross floor area may be non-residential with a small area implementation plan and when two additional dwelling units per acre (above 20) are provided for each percentage increase of non-residential gross floor area.</p> <p>↓ Wider range of commercial uses types allowed.</p>
Phasing of Residential & Non-Residential Uses	
All residential floor area must be provided prior to non-residential construction.	↓ Non-residential uses may be constructed prior to residential uses when a detailed phasing plan is provided through a development agreement or small area implementation plan.
Building Height Increases	
75 feet allowed by-right, with a maximum of 90 feet when six conditions are met.	<p>↑ 65 ft. allowed by-right, max. of 90 ft. when conditions met. Step-back required above 65 ft.</p> <p>↓ Simplifies conditions for increasing height to 90 ft.</p>
District-Specific Design Standards	
<p>Within 100 ft. of most street frontages and walkways:</p> <p><u>Non-residential uses</u>: At least 50% of length and 25% of area of ground-level walls require visual access windows.</p> <p><u>Residential uses</u>: At least 25 percent of the length and 12 percent of the area of ground floor walls require windows.</p> <p><u>All uses</u>: Blank walls must be < 30 ft. in length.</p> <p><u>Max setback</u>: 20 feet for 50% of the building.</p>	<div> <div> ↓ <u>Secondary Frontage</u>: <ul style="list-style-type: none"> -Max. setback 50 ft. -Non-residential ground floor requires 25% visual access window area. -All other floors require 20% window area. -Blank wall must be less than 50 ft. in length. </div> <div> ↑ <u>Primary Frontage</u>: <ul style="list-style-type: none"> -Max. setback 30 ft. -Non-residential ground floor requires 50% visual access window area. -All other floors require 20% window area. -Blank wall must be less than 30 ft. in length. </div> </div> <p>↓ Clarifies and simplifies standards, making them easier to apply.</p>