

**Proposed Amendment # 4 to AO 2020-38, As Amended**

**AN ORDINANCE REPEALING AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, TO BRING THE EXISTING B-2A, B-2B, AND B-2C ZONING DISTRICTS FROM “OLD CODE” INTO “CURRENT CODE” TITLE 21, CREATE A NEW CHAPTER 21.11: DOWNTOWN, AND AMEND OTHER CHAPTERS AS NEEDED TO ADDRESS THE DOWNTOWN DISTRICTS.**

**Submitted by:** Assembly Member Constant

**PROPOSED AMENDMENTS**

**Purpose/Summary of Amendment 4:** This floor amendment responds to a question from the public. This floor amendment modifies AMC 21.08.070E., *Unit Lot Subdivisions*, to allow unit lot subdivisions in the Downtown zoning districts. Unit lot subdivisions allow fee-simple ownership of dwelling units within a multifamily development but do not change development standards, design standards, or allowed densities. Allowing unit lot subdivisions in the B-2C zoning district is consistent with the Downtown Comprehensive Plan and the *Our Downtown – Step 1* project.

This amendment provides the Downtown zoning districts with a development tool that is available to most multifamily and commercial zoning districts in current Title 21. The *Our Downtown – Step 1* project makes other generally-applicable development tools in current Title 21 (e.g., minor modifications) available to Downtown.

Within Downtown, unit lot subdivisions are appropriate in only the B-2C district. The B-2C district allows medium-density residential, commercial, and mixed-use developments in the downtown periphery. However, for the most part the B-2A and B-2B districts promote higher intensity uses that can only be achieved through “stacked” mixed-use and commercial developments. Unit lot subdivisions do not allow for stacked construction, so unit lot subdivisions would run counter to the underlying B-2A and B-2B zoning districts, the Downtown Comprehensive Plan, and the *Our Downtown – Step 1* project.

**TEXT OF AMENDMENTS**

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

AO Section 9, on page 25, at line 6 insert current text from AMC subsection 21.08.070E. (*not included in the original AO document*), and show amending as follows:

**21.08.070     Alternative residential subdivisions.**

\*\*\*     \*\*\*     \*\*\*

E.     Unit Lot Subdivisions

\*\*\*      \*\*\*      \*\*\*

2.      Applicability

The unit lot subdivision process may be used to create no more than eight unit lots in the R-2M, R-3, R-4, R-4A, RO, B-1A, B-1B, **B-2C**, B-3, gR-4, gR-5, gC-6, gC-7, gC-8, gC-9, CE-R2M, CE-R-3, CE-RO, and CE-B-3 districts.

\*\*\*      \*\*\*      \*\*\*

5.      Dimensional Standards

a.      The standards of tables 21.06-1, 21.06-2, 21.09-5, 21.09-6, [AND] 21.10-7, **and 21.11-4** apply to the parent lot.

\*\*\*      \*\*\*      \*\*\*

6.      Design Standards

\*\*\*      \*\*\*      \*\*\*

**j.      All applicable design standards in 21.11.070 shall apply to parent lots in the DT districts.**

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-75, § 3, 5-9-17)

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

No