



## 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



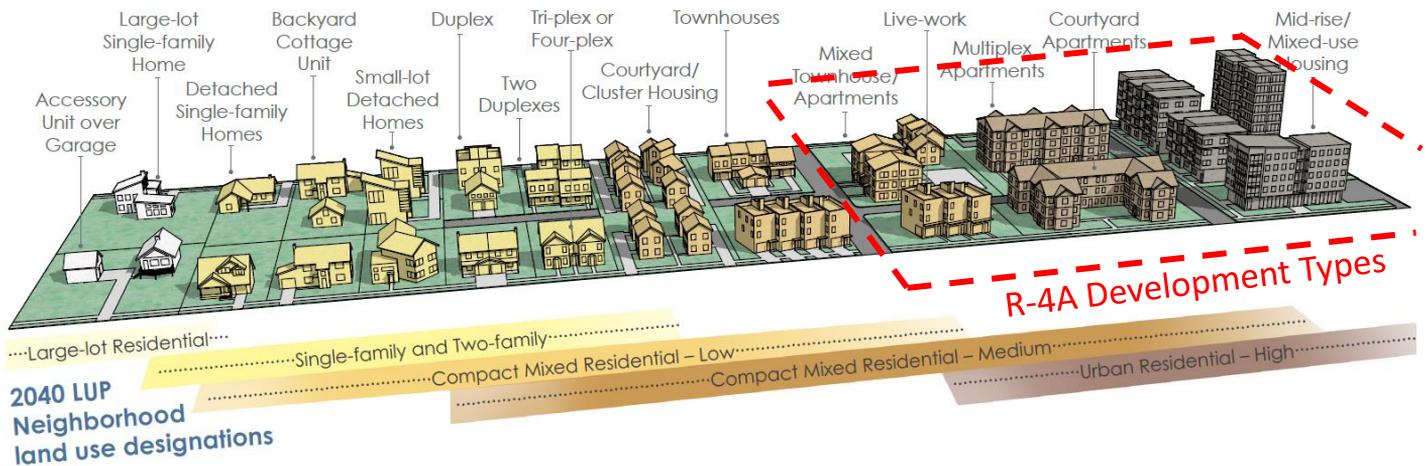
# R-4A Zone Mixed-Use Text Amendment

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

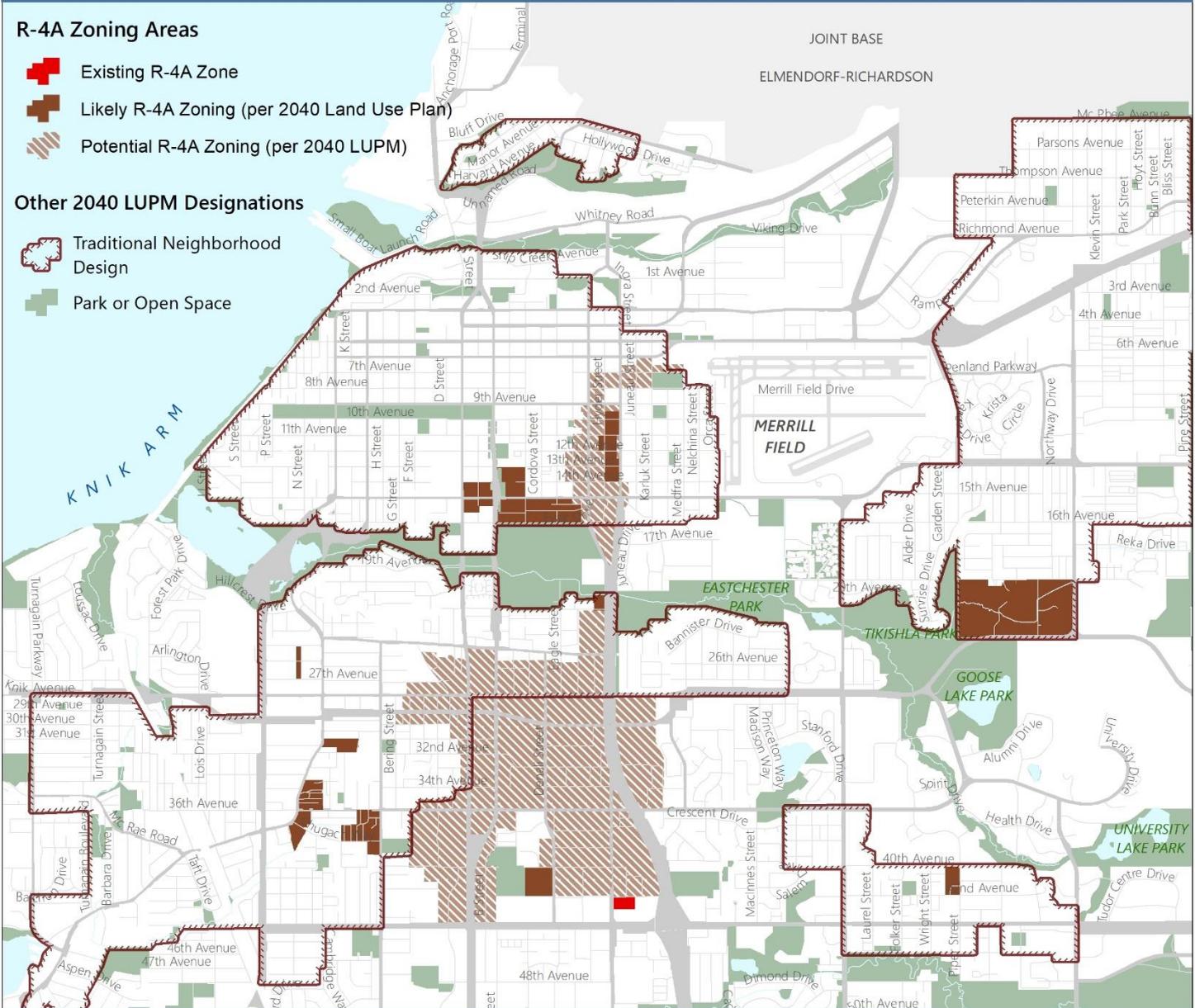
## Action 3-1: R-4A Zone Mixed-Use Text Amendment

### 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

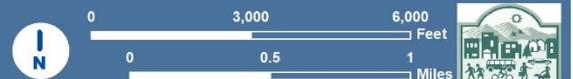


### Future R-4A Districts

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

## Current

## Proposed

↓ = Relaxed

↑ = More Stringent

### Required Residential Housing Units

20 dwelling units per net acre.

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### Residential vs. Non-Residential Floor Area for the Development Site

Up to 10% of gross floor area may be non-residential by-right.

> 10% to ≤ 20% non-residential gross floor area requires major site plan review.

> 20% to ≤ 49% non-residential gross floor area requires a conditional use permit.

↓ Up to 35% of gross floor area may be non-residential by-right.

↓ > 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.

↓ > 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.

↓ Wider range of commercial uses types allowed.

### 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.

↑ 65 ft. allowed by-right, max. of 90 ft. when conditions met. Step-back required above 65 ft.

↓ Simplifies conditions for increasing height to 90 ft.

### District-Specific Design Standards

Within 100 ft. of most street frontages and walkways:

Non-residential uses: At least 50% of length and 25% of area of ground-level walls require visual access windows.

Residential uses: At least 25 percent of the length and 12 percent of the area of ground floor walls require windows.

All uses: Blank walls must be < 30 ft. in length.

Max setback: 20 feet for 50% of the building.

↓ Secondary Frontage:

-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.

↑ Primary Frontage:

-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.

↓ Clarifies and simplifies standards, making them easier to apply.