



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 238-2023

Meeting Date: April 11, 2023

1 **FROM: MAYOR**

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3 **SUBJECT: AN ORDINANCE AMENDING THE R-4A DISTRICT IN**
4 **ANCHORAGE MUNICIPAL CODE, TITLE 21, SECTIONS**
5 **21.04.020, RESIDENTIAL DISTRICTS; 21.05.010, TABLE OF**
6 **ALLOWED USES; 21.06.020, DIMENSIONAL STANDARDS**
7 **TABLES, 21.060.030, MEASUREMENTS AND EXCEPTIONS;**
8 **21.07.110, RESIDENTIAL DESIGN STANDARDS; 21.07.120,**
9 **LARGE ESTABLISHMENTS; AND 21.08.70, ALTERNATIVE**
10 **RESIDENTIAL SUBDIVISIONS.**

11 12 13 **INTRODUCTION AND PZC RECOMMENDATION**

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15 The Planning and Zoning Commission (PZC) first heard PZC Case No. 2021-0127
16 at its February 7, 2022, regular meeting, and the Commission directed staff to
17 gather additional information before making additional changes and returning to
18 the body. At the October 3, 2022 work session and subsequent regular meeting,
19 the Planning, and Zoning Commission heard an overview of the case, discussed
20 its merits, continued the public hearing, and ultimately voted to forward it to the
21 Assembly for approval. The PZC recommendation is attached as PZC Resolution
22 No. 2022-034 (Exhibit A).

23 24 **OVERVIEW**

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26 While the R-4A district already exists in current Title 21 land use regulations, its
27 development standards need to be updated and simplified in accordance with
28 Action 3-1 from the *Anchorage 2040 Land Use Plan*. The proposed updates are
29 intended to create a more pedestrian-oriented environment, allow more
30 commercial space within mixed-use developments, simplify phasing requirements,
31 and make the zoning district's requirements easier to follow. No changes to the
32 zoning map are proposed.

33 34 **SUMMARY OF UPDATES TO TITLE 21**

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36 This ordinance introduces a variety of changes to the existing R-4A zoning district.
37 It does not rezone any land to this designation. Changes include but are not limited
38 to:

- 39 • Simplified frontage standards.
- 40

- 1 • Simplified height standards.
- 2 • Reduction of minimum lot size requirements.
- 3 • Increase in the number of uses permitted in this zone.

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5 **PUBLIC PARTICIPATION SUMMARY**

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7 Between January 10, 2022, PZC work session and August 1, 2022, staff delivered
8 presentations and held meetings with the following community councils, groups,
9 and property owners.

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- 11 • 1/10/2022: Planning & Zoning Commission Work Session.
- 12 • 2/7/2022: Planning & Zoning Commission Regular Meeting.
- 13 • 2/10/2022: Targeted email to all community councils with any land eligible
14 for rezoning to R-4A: Airport Heights, Downtown, Fairview, Midtown, North
15 Star, Rogers Park, South Addition, Spenard, and University Area.

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Council	Presentation Date
Fairview CC	2/22/2022
South Addition CC	2/24/2022
Downtown CC	3/2/2022
Spenard CC	3/2/2022, 3/21/2022, 8/1/2022
University Area CC	3/2/2022
Midtown CC	3/9/2022
North Star CC	3/9/2022
Airport Heights CC	3/17/2022
Rogers Park CC	No response

- 17
- 18 • 3/13/2022: Presentation to the Public Transit Advisory Board (PTAB).
- 19
- 20 • 6/28/2022: Meeting with Chair of Spenard Corridor Plan Committee and
21 developer J. Jay Brooks.
- 22
- 23 • Fielding calls and emails about the project as necessary.

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25 **RECOMMENDATIONS**

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27 Staff requests Assembly approval of the ordinance as recommended on
28 September 19, 2022, PZC staff packet (Exhibit B) and adopted in PZC Resolution
29 No. 2022-034 (Exhibit A). The draft minutes for the February 7 and October 3,
30 2022, PZC regular meetings are attached as Exhibit C.

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THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Daniel Mckenna-Foster, Planning Department
Approved by: Craig H. Lyon, Planning Director
Concur: Lance Wilber, OECD Director
Concur: Courtney Petersen, OMB Director
Concur: Anne Helzer, Acting Municipal Attorney
Concur: Grant Yutrzenka, CFO
Concur: Kent Kohlhase, Acting Municipal Manager
Respectfully submitted: Dave Bronson, Mayor

Attachments: Exhibit A— Planning and Zoning Commission Resolution 2022-034
Exhibit B— Planning and Zoning Commission Staff Packet
Exhibit C—Planning and Zoning Commission Meeting Minutes
(Planning and Zoning Commission Case No. 2021-0127)