



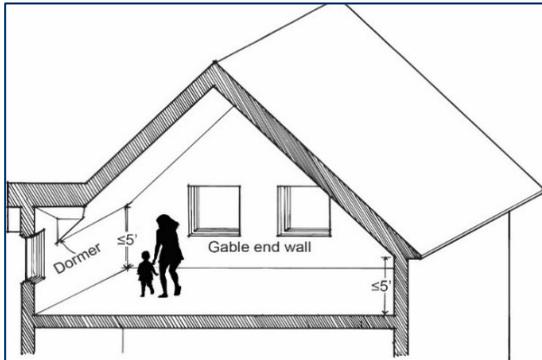
R-2 Zones Height and Bulk Amendment to Title 21

Summary: Amends the 2½-story height limit for residences in the R-2A, R-2D, and R-2M zoning districts.

- Allows 3-story buildings as exceptions to the 2½-story height limit on certain sites.
- Requires 3-story buildings on exempted sites to provide transitions in height and bulk.
- Adjusts multifamily building side setbacks and rooftop stairwell and parapet height.

Objective: Resolve constraints to new housing while addressing neighborhood compatibility.

Title 21: Half Story



2½ stories



3 stories



Rooftop Parapets, Stairwells





R-2 Zones Height and Bulk Amendment: PZC Case 2021-0111

Draft Documents for Public Review:

Cover memo: Request for public comment.

Attachment 1: Project Description and Background.

Attachment 2: Draft Assembly Ordinance.

Attachment 3: Draft Zoning Code Amendment Language (Annotated).

- 2021 Public Hearing Draft re-works a previous draft that underwent public review in 2019.
- Released on September 3 with public info meetings and consultations in Sept and Oct.
- Scheduled for Planning and Zoning Commission public hearing on November 1.

Project Info:

Contact Tom Davis at 343-7916 or tom.davis@anchorageak.gov

Visit the Project Web Page at:

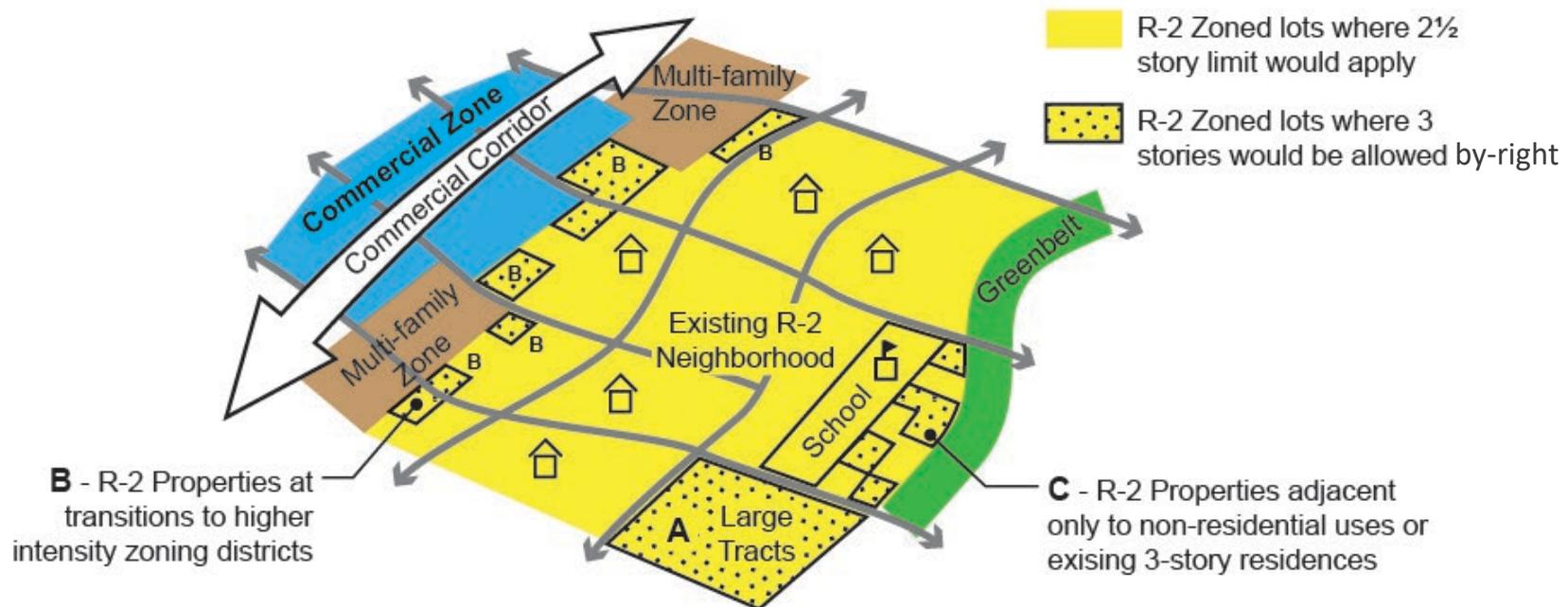
<http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Compatible.aspx>



Summary of Draft R-2 Amendment

3-Story Residences as Exceptions:

- Retains 2 ½ story height limit for most lots.
- Allows 3-story buildings by-right, as exceptions in strategic and peripheral locations:
 - A. Large development sites ½ acre or more in size.
 - B. Transitional sites located adjacent to commercial or multifamily districts.
 - C. Sites adjacent only to non-residential uses or 3-story residential uses.
- Enables approval of 3-stories on other lots shown in yellow below, via Administrative Site Plan Review entitlement procedure.

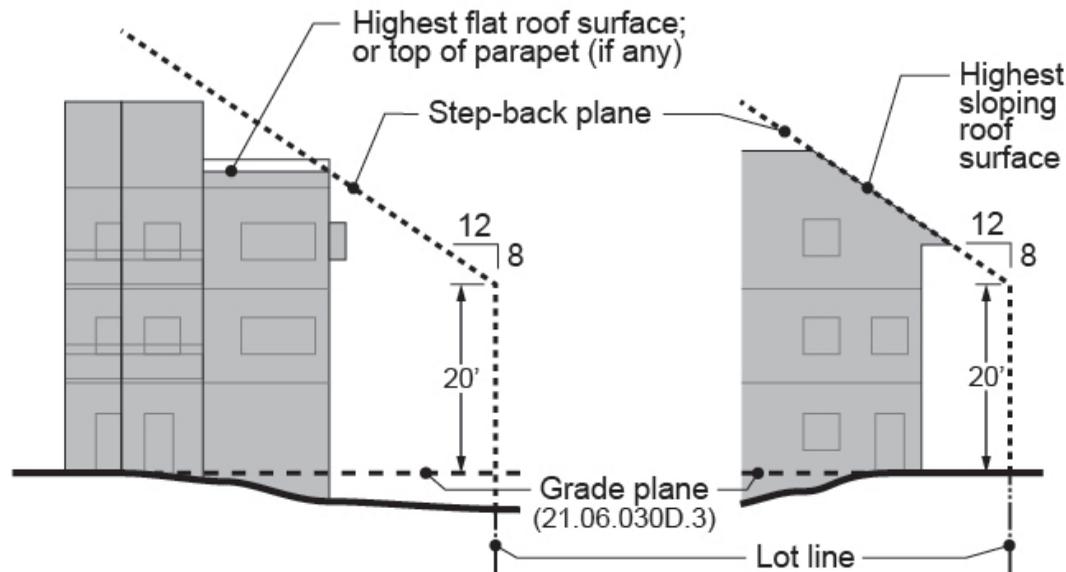




Summary of Draft R-2 Amendment

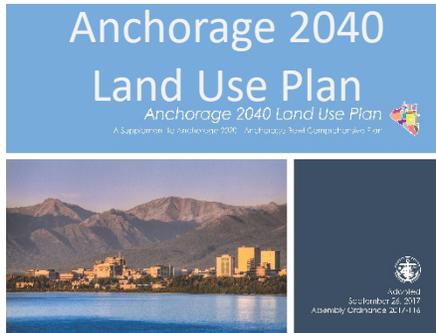
Height/Bulk Transition:

- A. **Step-Back in Height:** 3-story buildings to be stepped back in form, or set back further in footprint, or have rooftops sloped away from neighboring residential lots.
- B. **Maximum Sidewall Length:** Limit the length of the 3-story building mass extending along side lot lines facing adjacent residences.





Parking and Site Access Title 21 Text Amendment

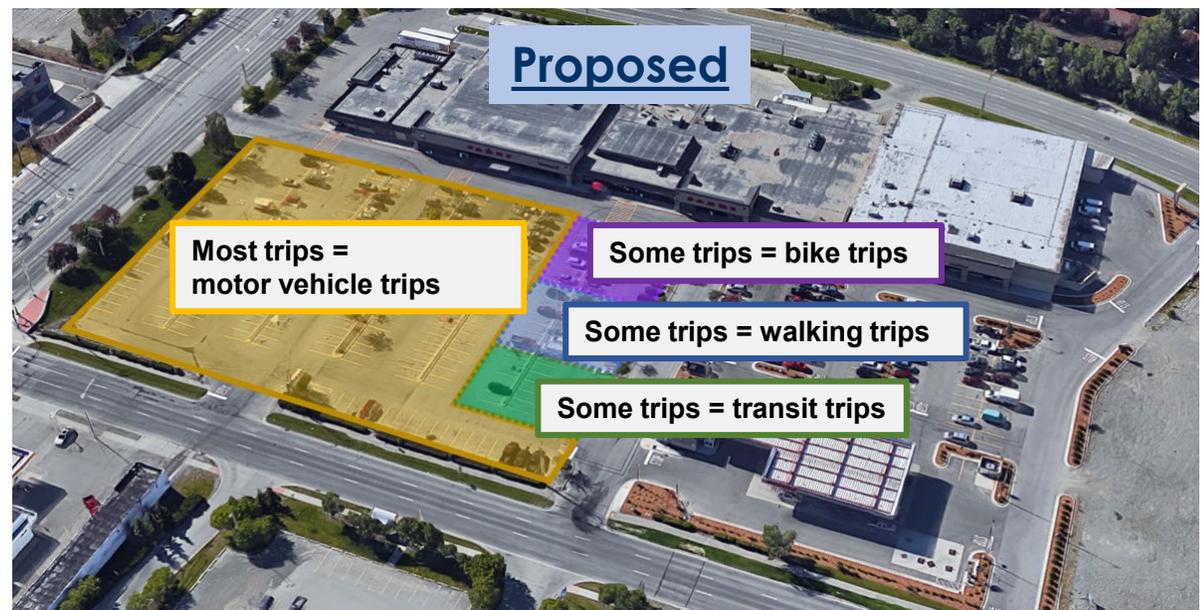


Action 4-3: Allow more parking reductions by-right in key areas.
Action 4-6: Reform internal site circulation (driveway) standards.

Improved urban design with increased multi-modal access within targeted areas of the Anchorage Bowl

Monetary savings on parking spaces will bring down costs

Efficient use of land and decreased costs will facilitate response to housing demands





Parking and Site Access Title 21 Text Amendment



Apartment with too many required spaces.



Driveway and parking takes most of the space on a site.



Lack of secure and convenient bicycle parking.

- Replaces five existing area-specific parking reductions with a lower minimum parking requirement for traditional urban neighborhoods near Downtown and along transit-supportive development corridors.
- Some parking reductions proposed to become “non-discretionary” up to a certain percent, providing more certainty in considering different site designs.
- Amends requirements for driveways in traditional urban contexts to be more true to neighborhood character.
- Encourages improved site access for pedestrians, bicyclists, ride-share, and transit riders.



Good site access for pedestrians.



Tailors regulations for areas with an urban street grid.



Secure bike storage for residents and commuters.



Parking and Site Access Title 21 Text Amendment

Project Schedule



Step	Public Involvement
1. Spring/Summer 2021 Pre-consultations	Pre-Consultations with public, agencies, and subject experts. Discussion of different options for code amendments.
2. Winter 2021 Community Discussion Draft	<i>Community Discussion Draft Review</i> code changes available for public review in October 2021.
3. Winter/Spring 2022 PZC-Recommended Draft Anchorage Assembly Final	<i>Public Hearing Draft</i> and public hearing before the Planning & Zoning Commission for a recommendation. <i>Final Draft</i> to Anchorage Assembly for a public hearing on adoption of the amendments.

LEARN MORE: www.muni.org/Planning/2040actions.aspx

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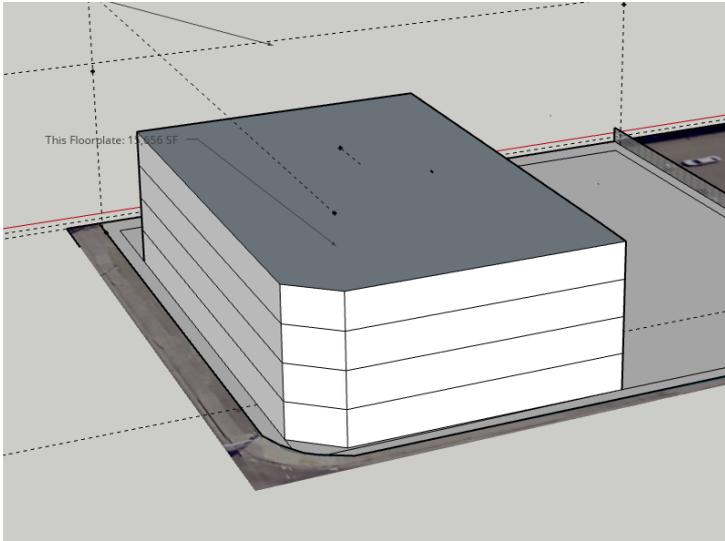
R-4A Zone Mixed-Use Text Amendment

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

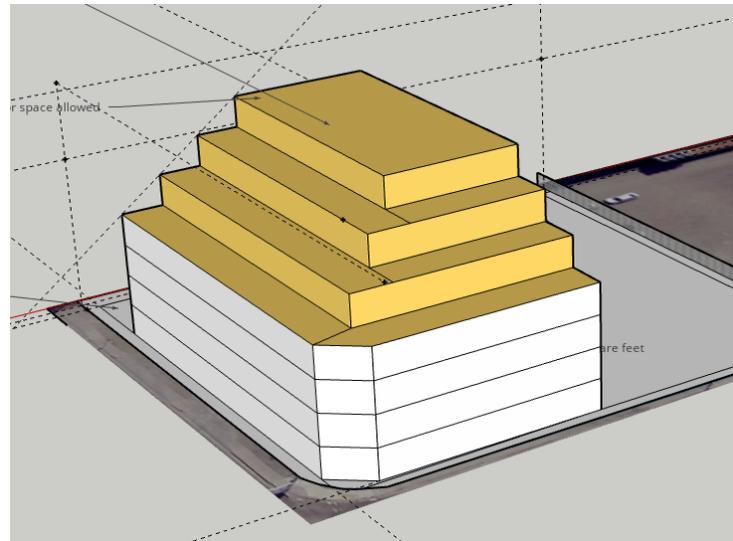
Why is this important?

Anchorage's residential mixed-used district with the highest capacity for new housing

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.**



Example R-4A Buildout without FAR/height bonuses



Example R-4A Buildout step back and other bonuses

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 allow for more needed housing.
- Enabling more flexibility in phasing between commercial and residential uses.
- Varying design standards by primary and secondary frontages, with more flexible standards on secondary frontages.
- Simplifying the process for increasing building heights while reducing potential for 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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LEARN MORE:

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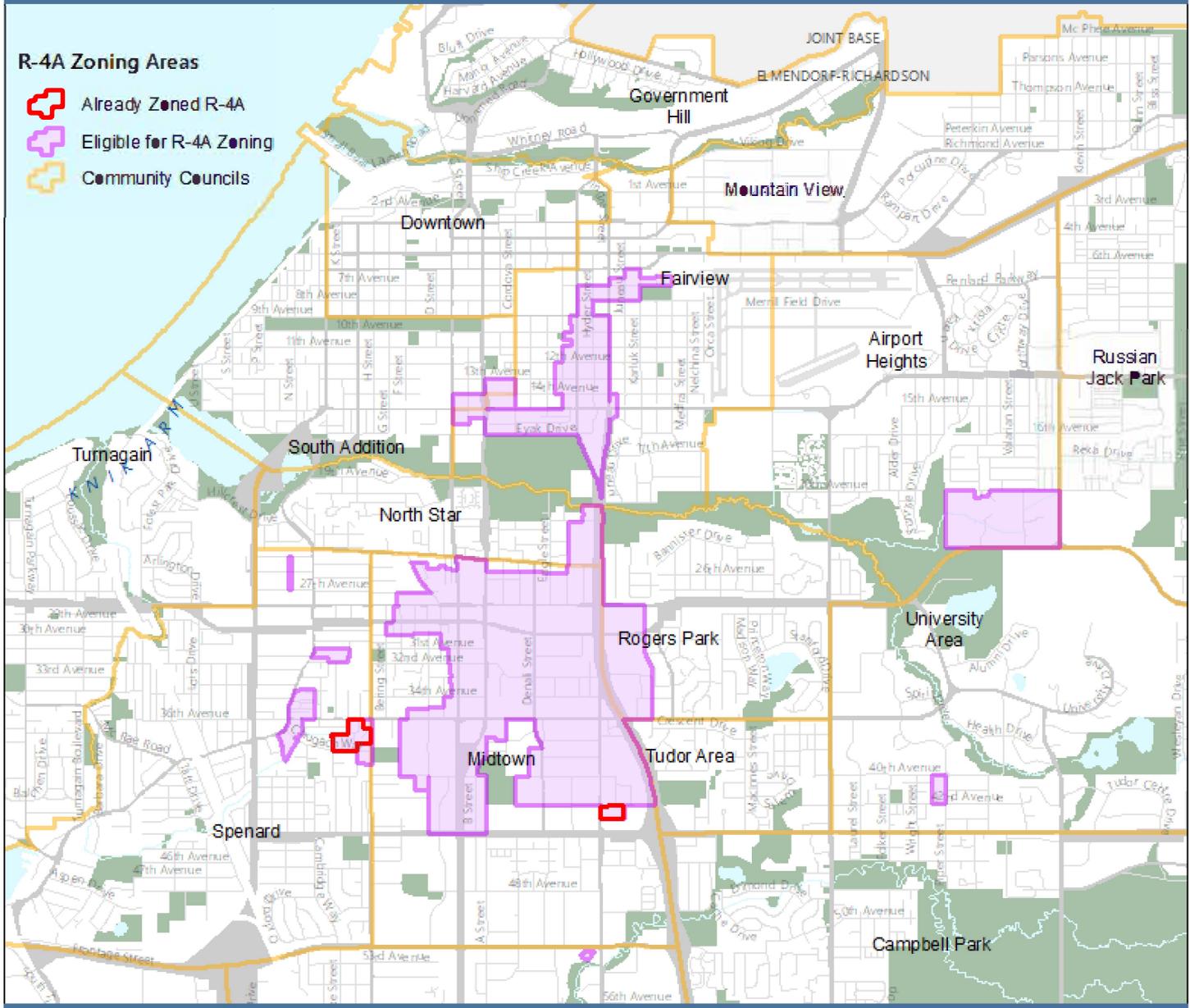




Areas Eligible for R-4A Zoning

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

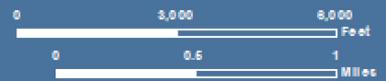
- R-4A Zoning Areas**
-  Already Zoned R-4A
 -  Eligible for R-4A Zoning
 -  Community Councils



Areas Eligible for the R-4A Zoning District Designation

The map above shows all areas which are zoned R-4A or have been designated by the Anchorage 2040 Land Use Plan Map (2040 LUPM) or other plans as eligible for the R-4A zoning district.

These areas include those with a future land use designation of "Urban Residential- High", "City Center" (outside of downtown and especially where the "Residential Mixed Use Development" growth-supporting feature is present) and areas identified with a "Residential Mixed Use Development" growth-supporting feature. Part of Fairview's "Main Street Corridor" land use designation is identified for R-4A per the Fairview Neighborhood Plan.





R-4A Zone Mixed-Use Text Amendment

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

Examples of Types of R-4A-Style Developments



FAQ

Is this a new zone?

No, this project is a modification to an existing zone.

Are all buildings in this zone required to have commercial uses?

No. The R-4A district is primarily a residential district, so residential uses are allowed on their own either by building, parcel, or over the entire development site.

Does this zoning district only allow for vertical mixed-use development?

No, the zone also allows horizontal mixed-use development.

The proposed amendments mention bonuses for non-residential floor area (FAR) obtained through either and Conditional Use Permits and Small Area Implementation Plan (SAIP). What's the difference?

SAIPs and Conditional Use permits follow similar processes and thus could require similar amounts of time. However, the SAIP procedure provides for more overall flexibility and is able to address a wider range of the various aspects of development requirements beyond uses.

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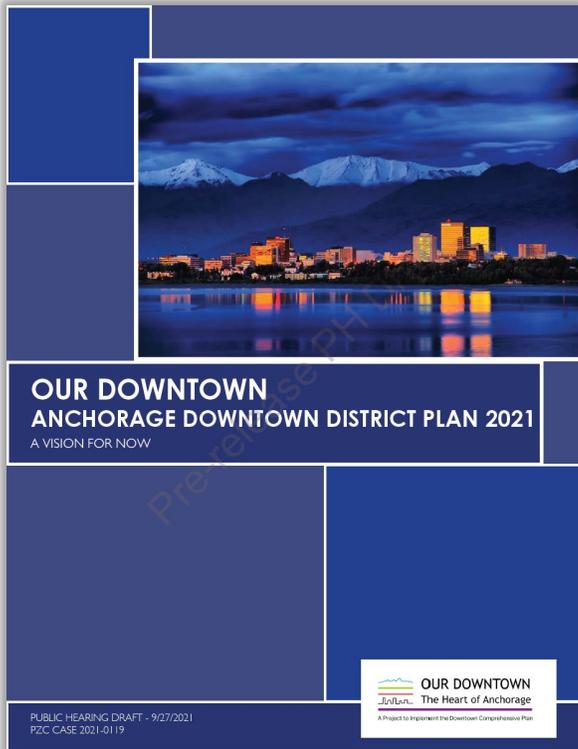
LEARN MORE:

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OUR DOWNTOWN

ANCHORAGE DOWNTOWN DISTRICT PLAN 2021



The Municipality is pleased to announce the release of the public hearing draft of the 2021 Our Downtown Anchorage Downtown District Plan. This draft is the result of:

- Over 1200 comments from 300+ people taking the on-line survey
- One-on-one interviews with developers
- Public outreach at a 2019 First Friday event
- 5 meetings of two subcommittees formed, produced white papers and recommendations

WHAT'S NEW, REVISED, & UPDATED:

NEW	<ul style="list-style-type: none"> ❖ Oklahoma City and Smart Growth America strategies – pg. 47
REVISED	<ul style="list-style-type: none"> ❖ Study Area Boundary Map ❖ 2007 Downtown Plan Vision
UPDATED	<ul style="list-style-type: none"> ❖ Economic and Demographic Information ❖ Planning Factors ➔ Development Factors ❖ 2007 Design Guidelines ❖ Some 2007 Implementation Actions
KEPT	<ul style="list-style-type: none"> ❖ 2007 Overarching Goals ❖ Some of the 2007 Plan Content



Planning Department
MUNICIPALITY OF ANCHORAGE



OUR DOWNTOWN
The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

OUR DOWNTOWN

ANCHORAGE DOWNTOWN DISTRICT PLAN 2021

WHAT'S NEW & UPDATED BY CHAPTER:

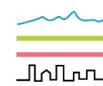
Chapter 3	<p>NEW</p> <ul style="list-style-type: none"> ❖ Revitalization Strategies ❖ Revitalization Strategy Map ❖ Revitalization Policy & Actions 	<p><i>The MOA will direct limited resources to the Focused Development Areas, Cultural Districts and Opportunity Sites...to leverage investments and incentives to revitalize Downtown with housing and businesses to accelerate economic recovery in Anchorage – page 53.</i></p>
Chapter 4	<p>NEW</p> <ul style="list-style-type: none"> ❖ Land Use & Economic Development Strategies ❖ Land Use Plan Map ❖ Land Use & Economic Development Policies & Actions 	<p><i>Leverage investments, Provide Incentives, Attract new businesses both government and private, Enhance the pedestrian experience, Increase development intensity, Ensure seismically safe development, Identify and promote the distinct subdistricts – page 56.</i></p>
Chapter 5	<p>NEW</p> <ul style="list-style-type: none"> ❖ Quality of Life Policies and Actions ❖ Creative Placemaking ❖ Importance of Cultural Districts ❖ Signage and Wayfinding ❖ Tourism and Nomad Worker Attraction 	<p><i>Market and Brand Downtown, Fund and Construct Wayfinding and Signage, Support ADP's Safety Program, Support Downtown Arts and Cultural Programming, Support Historic and Cultural Activities and Preservation efforts, Fund and maintain parks and open space – page 70.</i></p>
Chapter 6	<p>UPDATED</p> <ul style="list-style-type: none"> ❖ Urban Design Goals and Design Guidelines ❖ Incorporation of Street Typology ❖ Utility and Subcommittee Recommendations 	<p><i>Amend Northern City Design Guidelines to incentivize access to solar and views, Update the 1970s bonus point system, Provide a context-sensitive design code, Determine gaps in services to reduce development costs, Ensure the connection between the streets and buildings, Support economic development and Streamlined communication processes – page 83.</i></p>

<https://www.ourdowntownanchorage.com/>

For questions, comments, or additional information, please contact:
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The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan