

R-4A Zone Mixed-Use Text Amendment
1/10/2022 Work Session
Public Hearing Draft (Case #2021-0127)

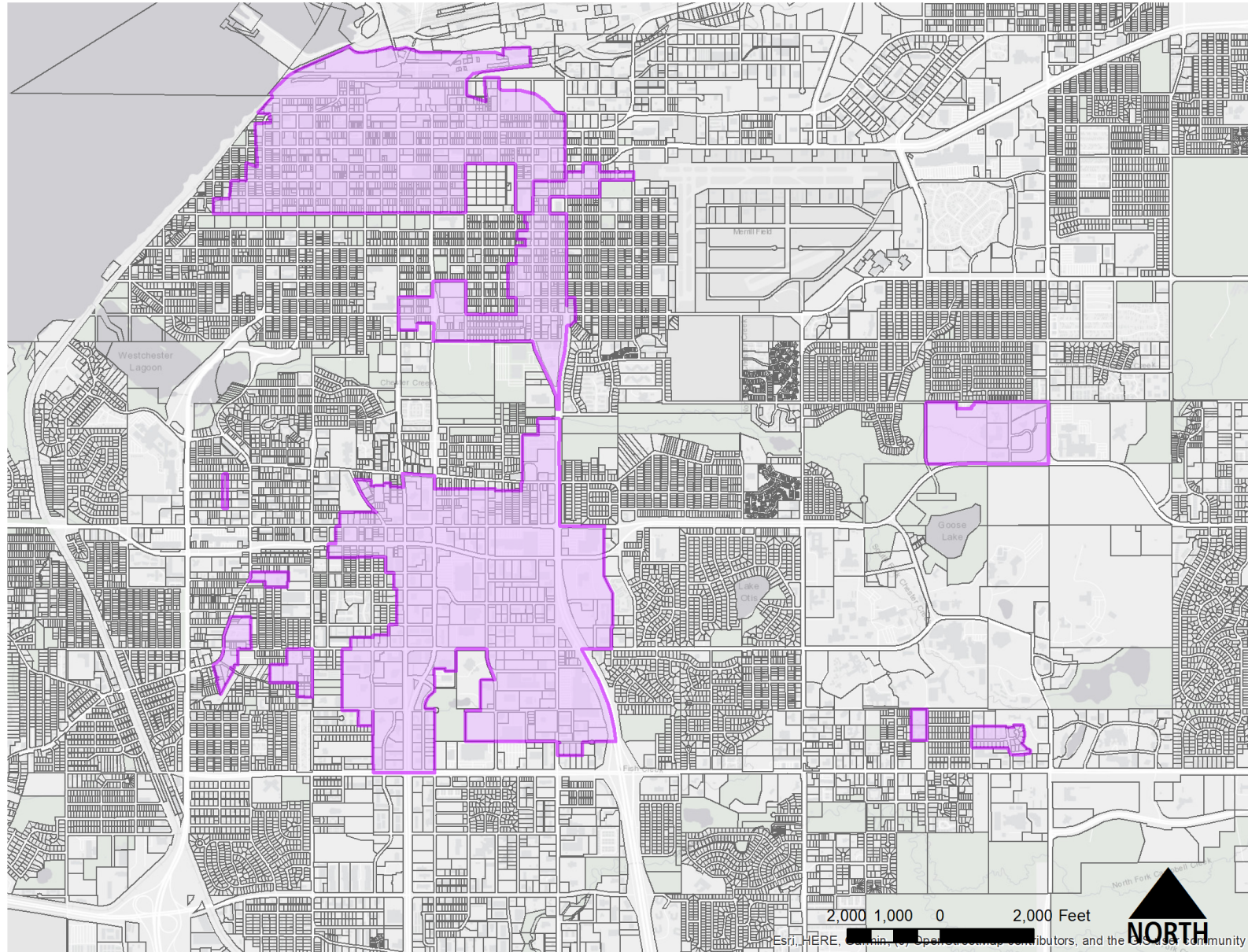
24% Percent Transparency



Figure 3-2. 2040 LUP and Zoning District Cross-Reference

Types of Places	Land Use Designations	Potential Implementation Zoning Districts as Established in Section 2
Neighborhoods	Large-lot Residential	R-6, R-8, R-9, and R-10; R-7 where designated in <i>HDP</i> Map 2.1 Land Use Plan for 1-3 units per acre.
	Single-family and Two-family	R-1 and R-1A; R-2A and R-2D in attached and two-family areas.
	Compact Mixed Residential–Low	R-2M; R-2D in transition areas; New compact housing district between R-2D and R-2M.
	Compact Mixed Residential–Medium	R-3; R-2M in transition areas; New R-3A mixed-use variation of R-3 in “Residential Mixed-use Development” areas.
	Urban Residential–High	R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.
Centers	Small-scale commercial uses in the Neighborhood designations above	B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.
	Neighborhood Center	B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas.
	Town Center	B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.
	Regional Commercial Center	B-3 District.
Corridors	City Center	New DT-1, DT-2, and DT-3 in Downtown; PCD and I-2 in Ship Creek; New seismically-induced ground failure overlay zone in parts of Downtown; B-3 with CCO overlay or other overlay in Midtown; R-4 and R-4A also possible.
	Commercial Corridor	B-3 primarily; secondarily B-1A and B-1B; RO in residential-office areas; R-3.
Open Spaces	Main Street Corridor	B-3 or B1-B, or RO in residential-office locations, with CCO overlay or new overlay zone; potential new overlay or form-based zone in “Traditional Neighborhood Design” areas; R-3 and new R-3A mixed-use variation of R-3 also possible; R-4 or R4-A possible in Fairview.
	Park or Natural Area	PR and PLI.
Facilities and Institutions	Other Open Space	PLI or other districts depending on location.
	Community Facility or Institution	PLI and other districts; utility / public works facilities may be implemented by I-1 and I-2, and antenna farms by AF.
Industrial Area	University or Medical Center	PLI primarily; RO in limited locations, subject to special limitations; zoning to implement UMED Village.
	Airport, Railroad, or Port Facility	MI, I-1, I-2, and PLI; new Airport District; Alaska Railroad Corridor passes through a variety of zoning districts.
	Light Industrial / Commercial	I-1 and Ship Creek PCD.
Growth-supporting Features	General Industrial	I-2 and MI.
	Transit-supportive Development	The underlying base color indicates the land use designation. Potential new overlay zone.
	Greenway-supported Development	The underlying base color indicates the land use designation.
	Traditional Neighborhood Design	The underlying base color indicates the land use designation. Potential new overlay or form-based districts.
	Residential Mixed-use Development	R-4A, and new R-3A mixed-use variation of R-3 district; new DT-3 district in Downtown; RO also possible in designated Centers and Corridors.

Areas Which Would Allow R-4A, or Are Already Zoned R-4A



SCOPE OF PROPOSED CHANGES

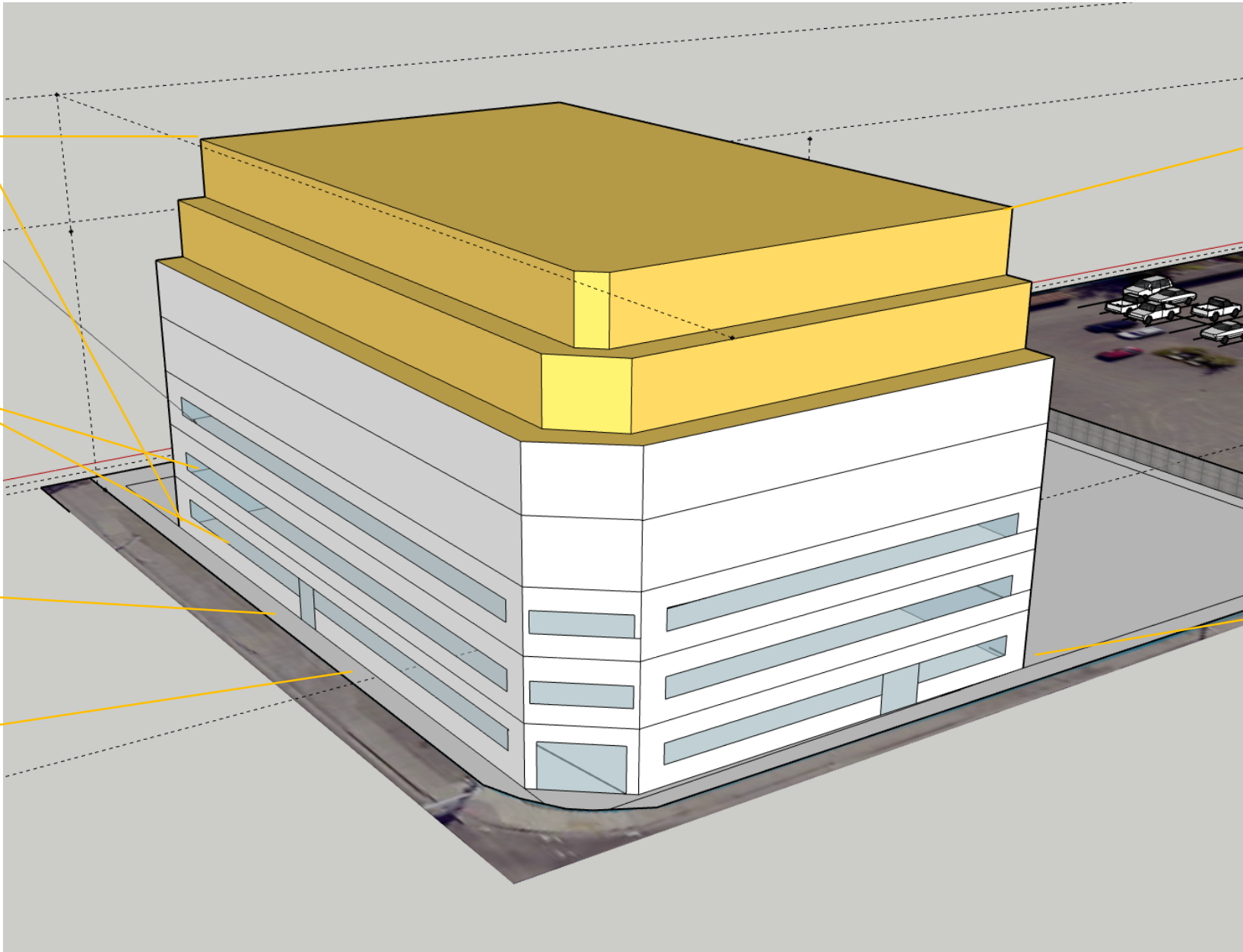
- **Updating and simplifying mixed-use design standards, increasing Floor-to-Area Ratio**
- **Revising height allowances:** change by-right base building height from 75 feet to 60 feet, but allow heights up to 90 feet with setbacks
- **Simplifying frontage standards**
- **Provide increased allowances for commercial floor area**
- **Add certain Commercial, Manufacturing, & Production Uses by-right or via review procedures:**
 - Theater company or dinner theater
 - Bar
 - Farmer's market
 - Liquor store
 - Retail pet services and Veterinarians
 - Commercial food production
 - Cottage Crafts
 - Manufacturing, light use

Floor-Area-Ratio:
3.0, up to 4.0 with
conditions

Façade
transparency
requirements: 30%

No lot coverage
requirements

No lot size
minimums

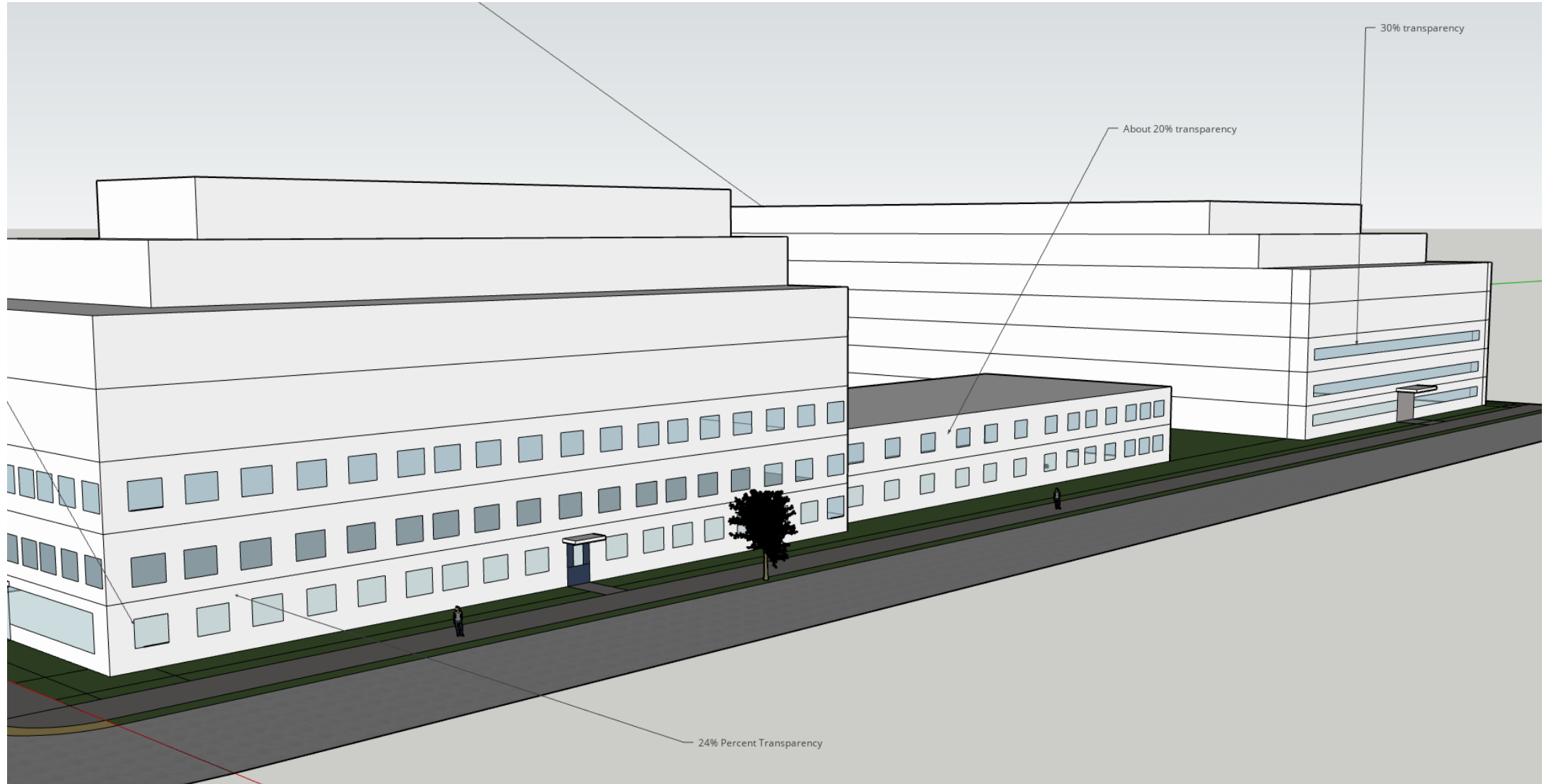


Height limit: 60'
without conditions,
up to 90' with
stepbacks

Maximum setback:
20',
no minimum
setback

CHANGES SINCE 1/10/2022 WORK SESSION

- Delete duplicated section
- Increase allowable non-residential to up to 49% without special processes
- Clarify maximum setback requirement/frontage requirements
- Add clarifying language for parking lots between buildings and the street
- Add language that qualifies when façade improvements are required
- Simplified entrance requirement
- Clarified elevation vs height.











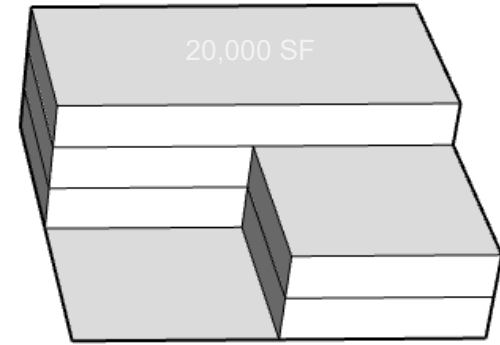
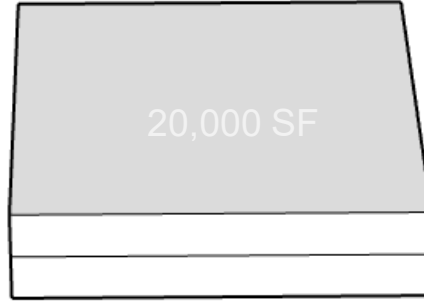
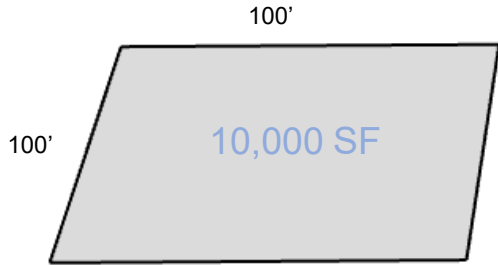




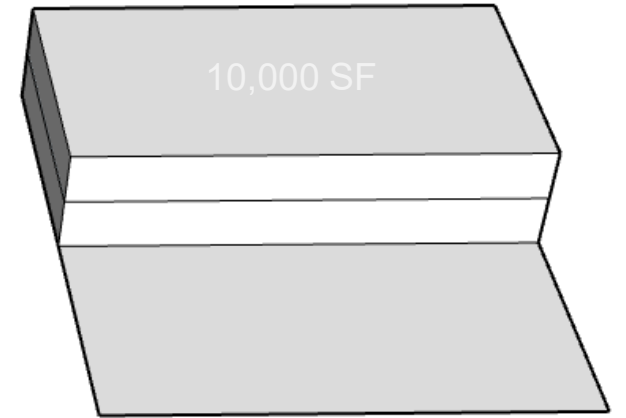
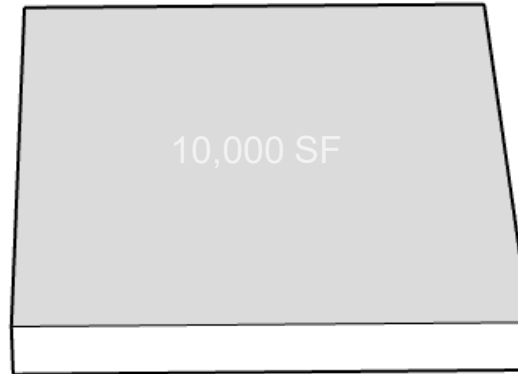
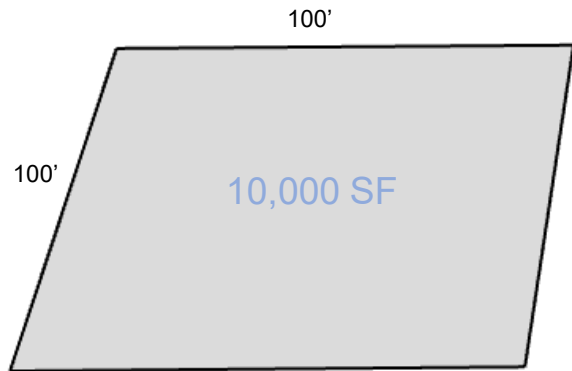


FAR: Floor to Area Ratio

2 FAR

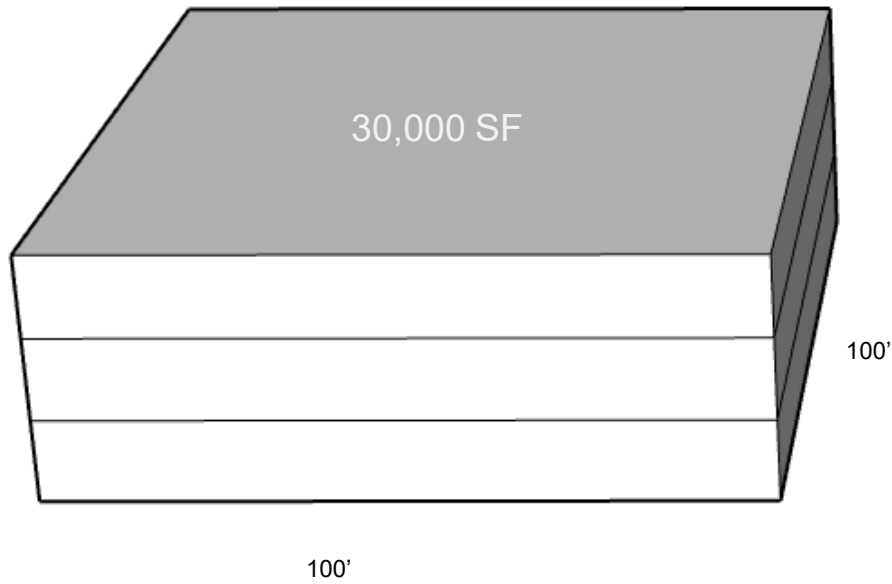


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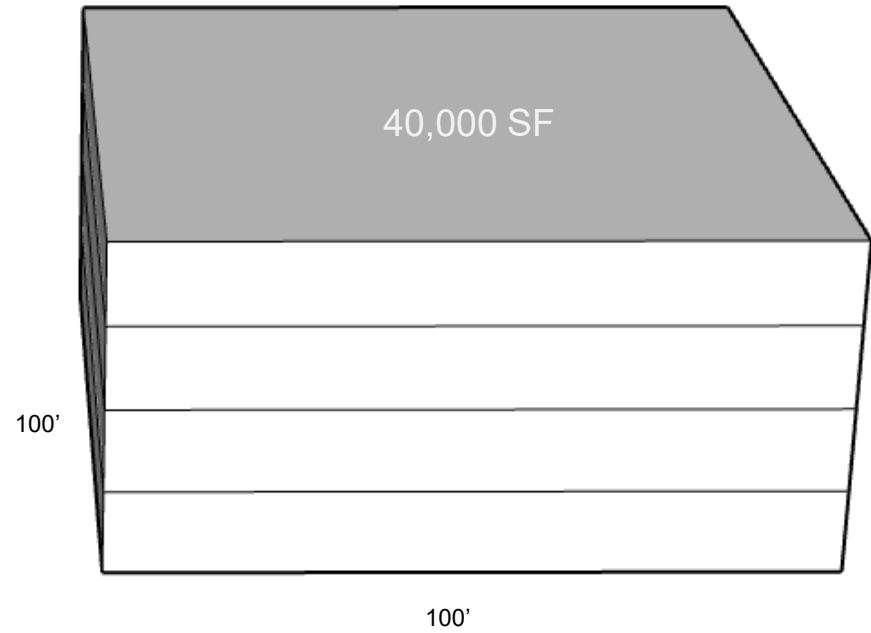


FAR: Floor to Area Ratio

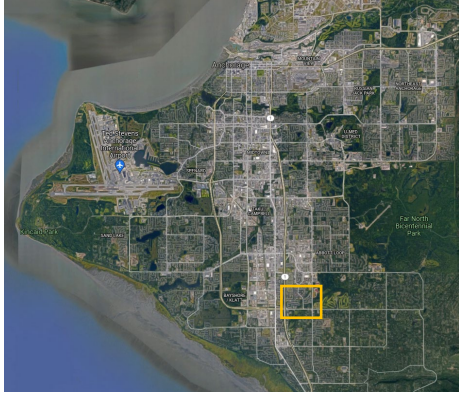
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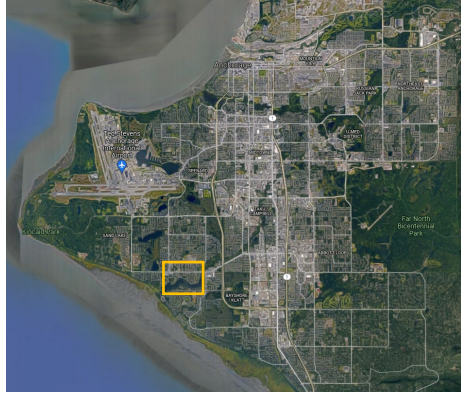
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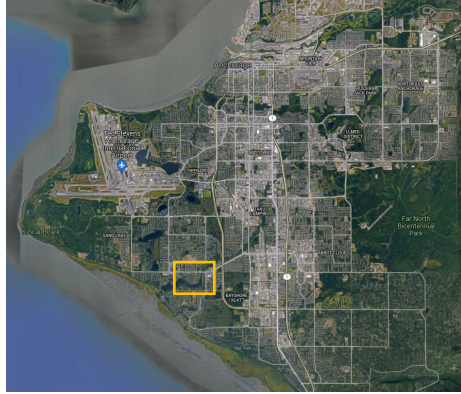
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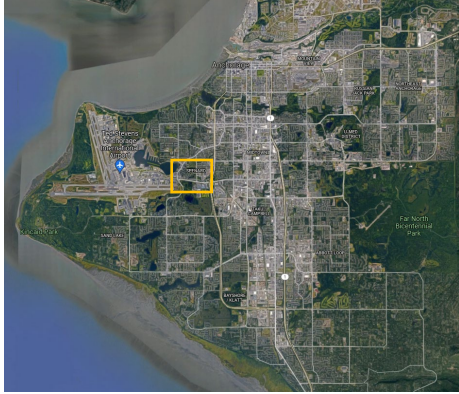
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Questions/Comments?

Thank you

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