



# Municipality of Anchorage

## Planning Department

### Memorandum



---

**Date:** November 29, 2021  
**To:** Anchorage Community and Reviewing Agencies  
**Subject:** PZC Case No. 2021-0127, R-4A Zone Mixed-Use Text Amendment – Public Hearing Draft

#### **SUMMARY**

The Planning Department is seeking public and agency review of proposed text amendments to the R-4A Multifamily Residential Mixed-Use Zoning District regulations in Title 21.

While the R-4A district already exists in current Title 21 land use regulations, its development standards need to be updated and simplified in accordance with Action 3-1 from the *Anchorage 2040 Land Use Plan*.<sup>1</sup> The proposed updates are intended to create a more pedestrian-oriented environment, allow more commercial space within mixed-use developments, simplify phasing requirements, and make the zoning district's requirements easier to follow. No changes to the zoning map are proposed. The amendment proposes to achieve this through the following:

- **Update and simplify mixed-use design standards**
- **Revise height allowances:** change by-right base building height from 75 feet to 60 feet, but allow heights up to 90 feet with stepbacks.
- **Simplify frontage standards**
- **Add certain Commercial, Manufacturing, & Production Uses by-right or via review procedures:**
  - Theater company or dinner theater
  - Bar
  - Farmers market
  - Liquor store
  - Retail pet services and Veterinarians
  - Commercial food production
  - Cottage Crafts
  - Manufacturing, light use
- **Provide increased allowances for commercial floor area:** Allows commercial space to comprise up to 35% of a development, with larger percentages allowed with several conditions.

#### **COMPREHENSIVE PLAN GUIDANCE**

This project implements Action 3-1, as well as 2040 LUP policies 2.3, 3.2, 4.1, and 7.2.

The revised standards in the R-4A district also support the area-specific land use designations, community design characteristics, and policies of the relevant neighborhood and district plans, such as the *Fairview Neighborhood Plan*, *Spenard Corridor Plan*, *UMED District Plan*, and the *West Anchorage District Plan*.

#### **DOCUMENTS**

1. Zoning Code Amendment Language (annotated)
2. Draft Assembly Ordinance
3. Information Sheet

#### **PUBLIC HEARING AND COMMENTS**

The Planning and Zoning Commission Public Hearing is scheduled for **Monday, February 7, 2022, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations and findings from the Planning and Zoning Commission process will be forwarded to the Assembly, which will also hold a public hearing before taking final action.

---

<sup>1</sup> "Amend Title 21 to simplify zoning regulations for mixed-use projects relative to commercial or other projects." *Anchorage 2040 Land Use Plan*, page 84.

Comments received by **January 10, 2022**, will be included in the Planning and Zoning Commission packet. Comments received later will be included in a supplementary packet at the meeting. Comments may also be made at the Planning & Zoning Commission public hearing.

Submit comments in the following ways:

**by CityView:** <http://munimaps.muni.org/planning/allcomments.cfm>  
(insert case number **2021-0127**)

**by email:** [Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)

**by mail:** MOA Planning Department  
Long-Range Planning Division  
P.O. Box 196650  
Anchorage, AK 99519-6650

Attachments: 1. Zoning Code Amendment Language (annotated)  
2. Draft Assembly Ordinance  
3. Information Sheet