

Planning Commission

June 16, 2016



Case No:	16AMEND1010
Project Name:	Anchorage R-2A Zoning Classification
Applicant:	City of Anchorage
Jurisdiction:	City of Anchorage
Case Manager:	Brian Davis, AICP, Planning Manager

REQUEST

Create a new Section 4.4A to the Development Code (Anchorage Edition) creating the R-2A Residential Single Family District.

SUMMARY

The City of Anchorage wishes to create a new zoning district, to be called the R-2A Residential Single Family District, to be incorporated into their Development Code. Resolution Number 4, Series 2015 was adopted on November 9, 2015 and requested the Planning Commission develop the new district. The new designation mirrors the current R-2 Residential Single Family District with the following exceptions:

Item	Existing R-2	Proposed R-2A
Side Yard Setback: Total for Both	30	25
Side Yard Setback: Minimum	10	8
Maximum Floor Area Ratio	0.15	0.16

The new district is being created out of necessity for a proposed areawide rezoning application (14AREA1002).

PLANNING COMMITTEE MEETING

The Planning Committee was in agreement with the presented draft and unanimously voted to approve the proposed amendment.

NOTIFICATION

Notification of the Planning Commission public hearing has been conducted in accordance with KRS 100 requirements.

STAFF CONCLUSIONS

The Planning Commission may recommend approval, approval with modifications, or denial to the City Council of the City of Anchorage.

Staff makes these Development Code text amendment recommendations related to the proposed R-2A Residential Single Family District in light of the following:

WHEREAS, Resolution Number 4, Series 2015, adopted by the City Council of the City of Anchorage November 9, 2015 requested the Planning Commission develop a new category for the zoning code of the City of Anchorage to be known as R-2A; and,

WHEREAS, following further study by the City of Anchorage, and a hearing conducted within the City by the Planning Commission, it was determined that down-zoning those residential lots within Stonebridge from R-4 to R-2 would result in the creation of several nonconforming lots, and, on other lots, possibly create a hardship due to the inability, limited ability, of the property owner to expand their residence.

WHEREAS, the Planning Commission further finds that the proposed amendments to the Anchorage Development Code comply with Marketplace Strategy, Goal C1, Objective C1.1 of Cornerstone 2020, which recommends improving the efficiency and effectiveness of the development review, approval and permitting process. The amendments facilitate development review, and create development options for property owners, of a unique set of properties in Anchorage with its own zoning district.