

DRAFT RCCC Recommendations to Assembly on AO 2023-103(S) – Proposal to Apply Residential Design Standards to 3- and 4-plexes

Retain multi-family landscaping standards for 3- and 4-plexes.

Landscaping softens the feeling of density. Elimination of onsite parking requirements last year creates adequate square footage for both buildings and landscaping.

Retain 10-foot side setback for 3- and 4-plexes where R2-M district borders on other residential density zones, because screening landscaping is required under 21.07 Table 1, and screening can't be achieved in a 5-foot setback.

Retain requirements for sunlight access into apartment units and onto adjoining lots.

Retain requirements for windows and entries that give casual surveillance to and from the street, for safety and for neighborhood interaction.

Clarify what design standards will still apply for 3- and 4-plexes if they are NOT built in the single- and two-family construction style. There appears to be a loophole that could result in no design standards for boxy apartment style 3- and 4-plexes.

Support the Staff request for on-site snow storage requirement.

Request Assembly start counting an ADU as part of the density.

Express frustration and the waste of time that results when changes and substitutions are on-going up to the moment of the public hearing and an ordinance isn't easily accessible to the public and Councils online.

Express concern that zoning districts shouldn't be re-written without implementation of all the goals of the Comp Plan taken into account. Comp plan guides the zoning, not the other way around, according to case law and Alaska Statutes.

Express a desire to have Planning staff do a visual and quantitative analysis of this and any future changes to zoning districts.