



Municipality of Anchorage
Planning Department
Memorandum



Date: February 20, 2026
To: Reviewing Agencies
Subject: PZC Case No 2026-0034, AO 2025-63 Referred from the Assembly Regarding Conditional Uses in B-3 Zoning District

The Planning Department is seeking comments on the attached substitute draft ordinance that would amend the B-3 zoning district as follows:

- Change the purpose statement of the B-3 zoning district in AMC 21.04.
- Change the Table of Allowed Uses in 21.05.010—to make parking lots of 50 or more spaces, self-storage facilities, and storage yards conditional rather than permitted uses. This is due to these uses generally taking up more space but providing fewer jobs.

Attached is the Assembly's July 15, 2025 packet for AO 2025-63 that was referred to the Planning and Zoning Commission.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, April 13, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.** Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2026-0034)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

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

If you have questions, please contact Daniel Mckenna-Foster at 907-343-7918 in the Long-Range Planning Division of the Planning Department.

Attachment: Draft Substitute Ordinance
Assembly's AO 2025-63 Packet