

Assembly's Ordinance Packet

AO No. 2025-63 / AM 421-2025

Assembly Member Rivera

May 20, 2025

AM 482-2025

Assembly Member Volland

June 10, 2025



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 421-2025

Meeting Date: May 20, 2025

1 **From: Assembly Member Rivera**

2
3 **Subject: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY**
4 **AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.010**
5 **TO ALLOW SELF-STORAGE USES WITHIN A B-3 ZONING**
6 **DISTRICT ONLY IF REVIEWED AND APPROVED AS A**
7 **CONDITIONAL USE AND WAIVING PLANNING AND ZONING**
8 **COMMISSION REVIEW OF CERTAIN PROVISIONS.**
9

10 The proposed ordinance would modify the table of allowed uses in Title 21 to make
11 self-storage a conditional, as opposed to a permitted, use in the B-3 Zoning District.
12 Storage facilities constitute an industrial use that consume a substantial area of
13 land. As the B-3 district has been identified as one of the more ideal districts for
14 multi-family housing developments, and housing is a top priority of both the
15 Administration and the Assembly, it makes little sense to allow the development of
16 large swaths of B-3 land for use as storage by right. This change would allow for
17 the use to still occur, but under more limited circumstances and after more
18 significant public process. This change is so narrow and focused, affecting the
19 process for only one use in one zoning district, the usual process with PZC review
20 would not add much to the considerations of this proposal and therefore is being
21 waived.
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23 **I request your support for the ordinance.**

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25 Prepared by: Assembly Counsel's Office

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27 Respectfully submitted: Felix Rivera, Assembly Member
28 District 4 – Midtown Anchorage

**ANCHORAGE, ALASKA
AO No. 2025-63**

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.010 TO ALLOW SELF-STORAGE USES WITHIN A B-3 ZONING DISTRICT ONLY IF REVIEWED AND APPROVED AS A CONDITIONAL USE AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF CERTAIN PROVISIONS.

WHEREAS, there is an acute need for additional housing to support the projected population and housing demand growth in the Municipality of Anchorage; and

WHEREAS, the B-3 general business zoning district is already one of the Municipality's most urban zones, indicating flexible regulations are appropriate; and

WHEREAS, community housing providers such as Cook Inlet Housing Authority have long recommended increasing flexibility for residential uses in the B-3 zoning district; and

WHEREAS, on January 7, 2025, the Anchorage Municipal Assembly passed AO 2024-102, with the express intent of encouraging multi-family residential construction in the B-3 zoning district; and

WHEREAS, self-storage facilities constitute an industrial use of land, but are nonetheless currently permissible in a B-3 zoning district by right; and

WHEREAS, allowing industrial uses by right in zoning districts targeted for residential development is both incongruous and self-defeating; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit A (*the remainder of the section is not affected and therefore not set out*):

21.05.010 Table of allowed uses.

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

*** **

E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

[See Exhibit A for amendments to the Table]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24)

Section 2. Pursuant to AMC subsection 21.03.210C., this ordinance shall not require planning and zoning commission review prior to assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with charter § 10.01(b) notice requirements.

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair

ATTEST:

Municipal Clerk

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MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 482-2025

Meeting Date: June 10, 2025

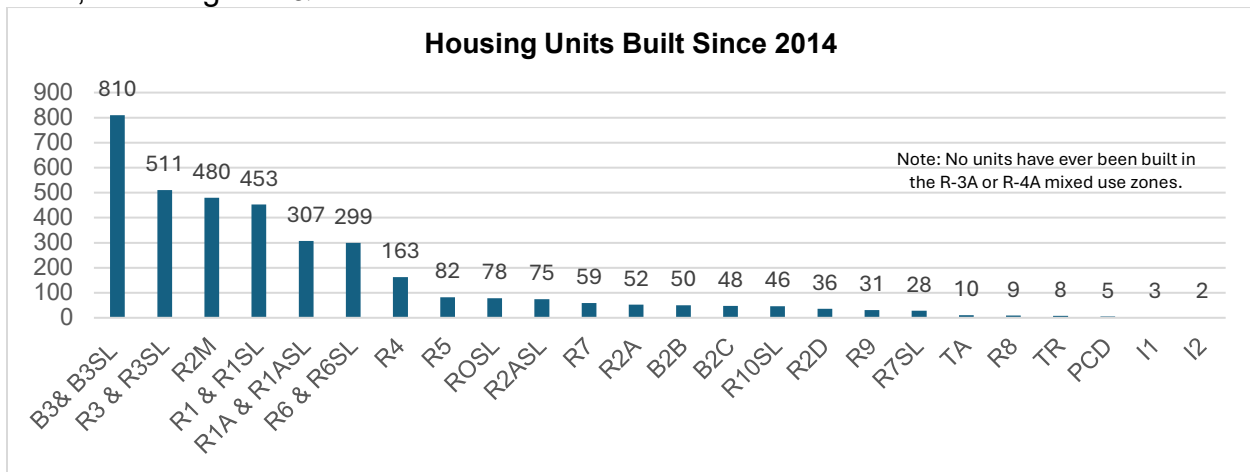
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7 **WAIVING PLANNING AND ZONING COMMISSION REVIEW OF**
8 **CERTAIN PROVISIONS.**
9

10 This memorandum is intended to supplement AO 2025-63 and provide additional context
11 about the need for changes to the B-3 zoning district. According to Municipal Computer
12 Assisted Mass Appraisal (CAMA) data¹, the Anchorage Bowl has seen 3,645 housing
13 units built since 2014. Of these:

- 14 • 810 units (22%) were built in B-3 or B-3SL zones.
- 15 • Of 543 units built in the “Apartment - Garden 1-3 Levels” CAMA data category
16 since 2014, 289 (44%) were built in B-3 or B-3 SL. All 82 units built in the
17 “Apartment - High Rise 4+ Levels” CAMA data category built since 2014 were built
18 in B-2C or RO-SL zones.
- 19 • Of 110 units built in the “Mixed Residential/Commercial” CAMA data category, 60
20 (54%) were built in B-3 or B-3 SL zones.
- 21 • Of 310 units built for senior housing, 194 (63%) were built in B-3 or B-3 SL zones.

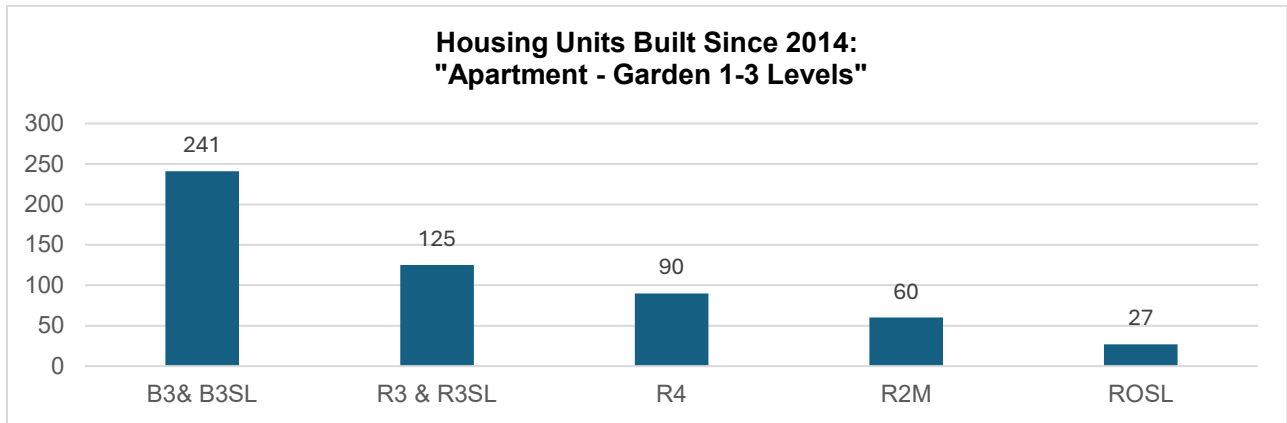
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24 Overall, more housing has been built since 2014 in B-3 and B-3 SL zones than any other
25 zone, including R-1 & R-1SL:



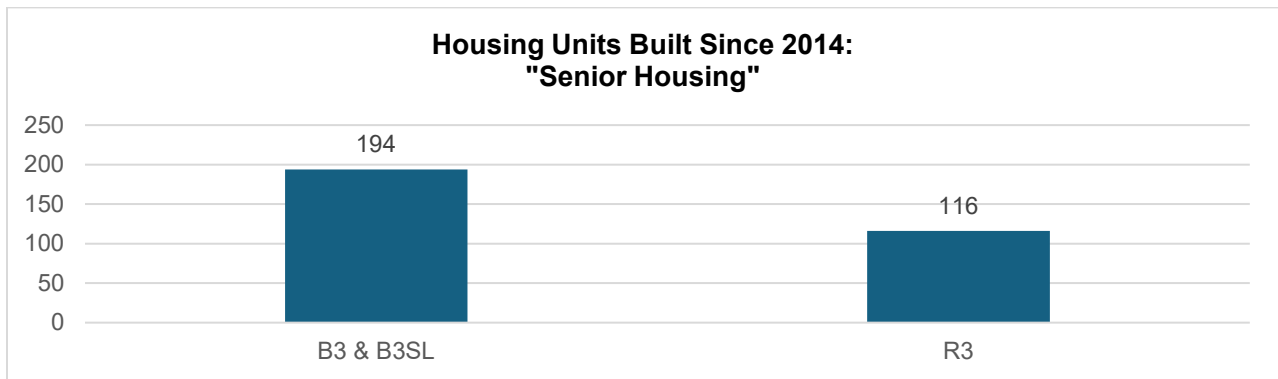
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¹ Data comes from MOA Computer Assisted Mass Appraisal (CAMA) application downloaded in October 2024. Search categories are “Living Units”, “Year Built”, “Zone” and “Land Use Code Desc”. Zoning for Eagle River and Girdwood were filtered from the dataset. We refer to “Living Units” as Housing Units.

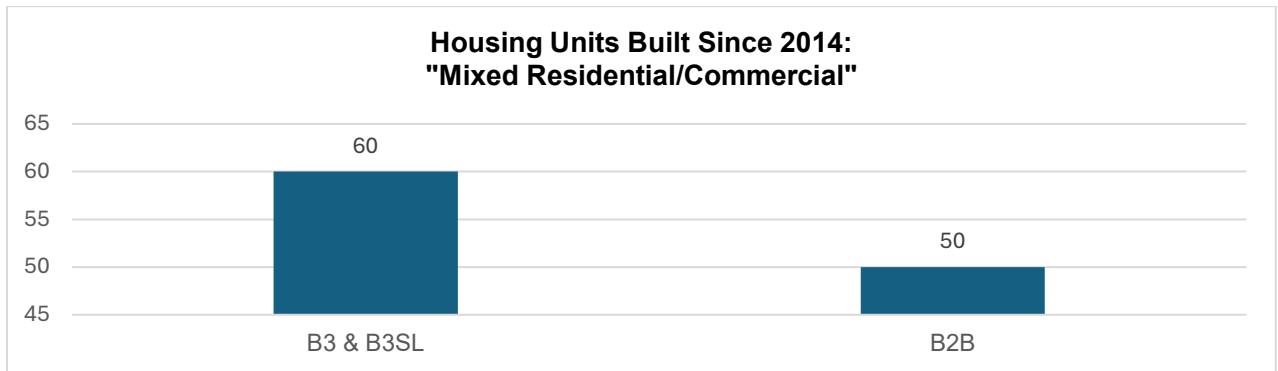
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Additional information:

10 In 2021, Cook Inlet Housing Authority provided the following feedback on B-3 zones in a
11 public comment letter to the Planning Department with a subject of "Updates to the R-4A
12 mixed use zoning district" and dated November 24, 2021:

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14 "While the MOA is evaluating these code changes, we also suggest the height limit in the
15 B-3 district be updated to at least 50 feet for residential uses. This height change would
16 help support the construction of 4-story residential and mixed-use buildings, which are
17 cost-effective but difficult to build within the current height limitations."²

² <https://meetings.muni.org/AgendaOnline/Documents/ViewDocument/2021-0127.PDF.pdf?meetingId=4553&documentType=Agenda&itemId=35356&publishId=26814&isSection=false>