



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



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**Date:** February 20, 2026  
**To:** Reviewing Agencies  
**Subject:** PZC Case No 2026-0035, Amending Title 21 to Update the B-3 and Other Commercial Zoning Districts to Facilitate Mixed Use and Different Types of Housing

The Planning Department is seeking comments on the attached draft ordinance that will update the definition of "Mixed Use" and allow additional types of housing in the B-3 and other commercial districts. This includes:

- Allowing single-family attached, single-family detached, townhouses, and two-family dwellings as permitted uses in the B-1A, B-1B, B-3, and RO zones.
- Allowing relocatable dwelling units (RDUs) and relocatable dwelling unit communities (RDUCs) as permitted uses in the B-3 district.
- Updating the definition of "mixed-use development" for clarity.

This item arose from discussion at the June 10 and July 15, 2025 Assembly meetings.

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 2026-0035)

**by email:** [Anchorage2040@muni.org](mailto: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 Luke Bertram at 907-343-7990 in the Long-Range Planning Division of the Planning Department.

Attachment: Draft Ordinance