



# Municipality of Anchorage

## Planning Department

### Memorandum



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**DATE:** April 13, 2026

**TO:** Planning and Zoning Commission

**THRU:** *MB* Méliisa Babb, Planning Director

**FROM:** *DM* Daniel Mckenna-Foster, Long-Range Planning Manager

**SUBJECT:** PZC Case No. 2026-0034, Review of AO No. 2025-63, Allowing Self-Storage as a Conditional Use in the B-3 Zoning District

#### QUICK SUMMARY:

- This proposal reviews AO No. 2025-63, which was introduced in May 2025 to make self-storage a conditional rather than a permitted use in the B-3 zoning district.
- The Planning Department proposes several additional amendments to the B-3 district, in line with this theme, as attached in a substitute ordinance (Attachment 1).
- This case is running parallel with PZC Case No. 2026-0035, which aims to remove obstacles to the creation of mixed-use residences, often referred to as “shop houses.”

#### BACKGROUND:

- Assembly Member Rivera introduced AO No. 2025-63 at the May 20, 2025 Assembly meeting. The ordinance proposed to make self-storage facilities a conditional use in the B-3 zoning district.
- The Assembly held a public hearing on the item at the June 10, 2025 Assembly meeting, during which members discussed an amendment to remove self-storage as a permitted use altogether, housing and mixed-use development in B-3, garage-condo-style development, and the highest and best use of valuable B-3-zoned land across the Bowl. The Assembly ultimately did not approve any amendments and voted to refer the item to the Planning and Zoning Commission.
- In the intervening month, Assembly Vice Chair Brawley took an expanded role in the project, and the Planning Department met with her and Assembly Member Volland to make additional changes to the ordinance, as well as to write a companion ordinance to remove obstacles to “shop-house” development (residential units with large areas for workshops or hobbies). The Planning Department kept Assembly Member Rivera informed throughout development of the proposal.
- This case is running parallel with PZC Case No. 2026-0035, which provides a companion ordinance to remove obstacles to shop-house development. While PZC Case No. 2026-0034 restricts some uses, PZC Case No. 2026-0035 seeks to expand the potential for new uses better aligned with evolving community needs.

## DISCUSSION

The B-3 zoning district has long been an attractive zoning designation for property in Anchorage because of its wide range of permitted uses, relatively straightforward dimensional standards, and its existence in high-access areas around the Anchorage Bowl. It has also been a zone which has facilitated production of a significant amount of housing, especially since the new Title 21 was adopted in 2014. For example, more senior housing has been built in B-3 than any other zone since the new Title 21 came into effect, and more apartments have been built in B-3 than in the mixed-use zones of R-3A and R-4A, which were debuted after the *Anchorage 2040 Land Use Plan* in order to meet the need for housing in urban areas.

However, the existing purpose statement of B-3 instructs the zone to serve low-density, automobile-centered uses; and it is often located along rights of way designed to prioritize vehicular movement and access. Despite that, for the past several years, there have been ongoing discussions about how commercial land like B-3 gets developed in Anchorage and which types of uses are permitted but sometimes face backlash once they have been completed.

Two examples of this include an article on car washes in the Anchorage Daily News in 2023 (“*An express car wash boom is coming to Anchorage,*” Alex DeMarban, published: November 27, 2023 [ADN](#)); and then a discussion of garage condos in 2024 (“*Man-caves, she-sheds and business space: A wave of garage condos hits Anchorage,*” Alex published: August 12, 2024 [ADN](#)). The Department notes that even in the face of larger discussions expressing concern about these types of uses, the fact that private parties are choosing to invest capital in these types of businesses suggests they are popular with local consumers.

Out of this climate emerged AO No. 2025-63, introduced by Assembly Member Rivera in May 2025 in order to limit self-storage as a permitted use in the B-3 zoning district with one aim of indirectly encouraging more housing development in that zone. (See AM 421-2025, included in Attachment 2.) In subsequent discussions with the Department following the AO’s introduction, Assembly Vice Chair Brawley and Assembly Member Volland discussed how B-3 is in many ways Anchorage’s de facto mixed-use district and how it would be of general benefit to restrict land-intensive, less-productive uses such as self-storage in this zone.

Discussions also touched on the issue of “shop-houses,” sometimes referred to as “shouses,” which are an increasingly popular form of Alaskan vernacular housing around the state. At the direction of the Assembly Members, the Department produced an additional ordinance to allow the conditions for that type of housing to be viable in Anchorage. That proposal is before the Planning and Zoning Commission as PZC Case No. 2026-0035.

## OVERVIEW OF TEXT AMENDMENTS:

- Simplify and update the purpose statement of the B-3 zoning district in order to better align with Anchorage 2020 Comprehensive Plan Guidance.
- Change the following uses from Permitted Uses to Conditional Uses:
  - Parking lot or structure (50+ spaces).
  - Self-storage facility.
  - Storage yard.

### COMMENTS RECEIVED:

The Planning Department received comments of no objection from Anchorage Water and Wastewater Utility, Traffic Engineering, Project Management and Engineering's Watershed Management Services, Development Services' Right of Way Section and the Private Development Division, and the State of Alaska Department of Transportation and Public Facilities.

Cook Inlet Housing Authority wrote expressing support for the ordinance and requesting additional amendments to PZC Case No. 2026-0035. DOWL provided comments expressing concern about making large parking lots a conditional, rather than permitted, use:

*"As it relates to surface parking, there are instances where parking has been provided on adjacent or nearby properties to support the development or several developments. Allowing parking as a by-right use allows the developer to use the properties to provide a cohesive development and not have to plat the property or to use a parcel to support several developments.*

*Another consideration is when parking structures are provided to support the development and are considered a primary use. In the past, this has triggered the need for a CUP for the parking garage, whether it was a stand-alone structure or integrated into the building..."*

*"...Requiring CUPs for parking lots over 50 spaces would remove a valuable tool when you are dealing with multiple properties that can be used to help support redevelopment and new development. In addition, when parking garages are needed to support a development on the same lot, requiring a CUP introduces additional time, cost and risk to a development."*

PZC Case No. 2026-0034 is fundamentally about changing policy guidance for the B-3 zone and encouraging more active uses centering on people and employment, rather than passive uses like vehicle storage or self-storage. The tradeoffs for this shift may ultimately be that it becomes less straightforward to build new parking lots in B-3 zoning and as a result property owners may make different development choices. However, focusing land use on fewer car-centered uses also encourages a shift towards different transportation mode choices, which was a target element of the 2025 Long-Range Transportation Strategy (AO No. 2025-44). The Anchorage 2020 Comprehensive Plan envisioned this change over two decades ago, as in prime areas (where B-3 often exists) the plan directs that:

*"Auto-oriented retail businesses should be discouraged in employment centers as they are generally low-density developments and not conducive to a good pedestrian environment. A current example includes Central Business District zoning, which prohibits auto-oriented retail uses."*

One of the strategies for this guidance included revising the B-3 zoning district:

*"Implementation: Implementation begins with Land Use Policy #23. (See Chapter 5.) Additional direction and details will be provided in each area's district plan: the Central Business District Plan, the Midtown District Plan, and the University and Medical District Framework Master Plan. Additional tools will be*

*new Title 21 land use ordinances, including revised B-2 and B-3 zoning district regulations”*

Other guidance from the Anchorage 2020 Plan:

- *“Redevelopment/Mixed-Use Areas Intent: Redevelopment/mixed-use areas are distinct sections of the Bowl where redevelopment of underutilized parcels and infill development of vacant parcels will concentrate on pedestrian-oriented residential and mixed-use development that support and connect to major employment centers. (Page 52)*
- *Anchorage Policy #20, Medium- and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers as shown on the Land Use Policy Map. (Page 74)*
- *Policy 23: Major Employment Centers, shown on the Land Use Policy Map, exist at the Downtown, Midtown, and University/Medical areas. Characteristics of these centers are as follows: a) Concentrations of medium- to high-density office development with employment densities of more than 50 employees per acre; b) Promotion of compact, mixed commercial/office development where businesses are close enough to walk between; c) New buildings oriented to the street with parking located in parking structures or to the side or behind the buildings; d) Creation or enhancement of public focal points such as plazas or parks, including public art; e) Residential development as an ancillary use; and, f) A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping. [Strategy: Land Use Regulation Amendment (B-3 and CBD Zones)] (Page 75)*

**RECOMMENDATION:**

Staff recommends approval of this ordinance.

Attachments: 1. Proposed Draft Substitute Ordinance  
2. Assembly’s Original AO No. 2025-63 Packet  
3. Comments Received

**Proposed Draft Substitute Ordinance**  
**AO 2025-63(S)**

**PZC Case No. 2026-0034**

**Ordinance Regarding Self-Storage  
in the B-3 District**

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Submitted by: Assembly Vice Chair  
Brawley and Assembly  
Member Rivera

Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO No. 2025-63(S)**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE CHAPTERS SECTIONS 21.04 AND 21.05.010**  
3 **TO ALLOW SELF STORAGE USES WITHIN A B-3 ZONING DISTRICT ONLY IF**  
4 **REVIEWED AND APPROVED AS A CONDITIONAL USE AND WAIVING**  
5 **PLANNING AND ZONING COMMISSION REVIEW OF CERTAIN PROVISIONS.**  
6

7 (Planning and Zoning Commission Case No. 2026-0034) (All Community Councils)  
8

9 **WHEREAS**, there is an acute need for additional housing to support the projected  
10 population and housing demand growth in the Municipality of Anchorage; and  
11

12 **WHEREAS**, the B-3 general business zoning district is already one of the  
13 Municipality's most urban zones, indicating flexible regulations are appropriate; and  
14

15 **WHEREAS**, community housing providers such as Cook Inlet Housing Authority  
16 have long recommended increasing flexibility for residential uses in the B-3 zoning  
17 district; and,  
18

19 **WHEREAS**, on January 7, 2025, the Anchorage Municipal Assembly passed  
20 AO 2024-102, with the express intent of encouraging multi-family residential  
21 construction in the B-3 zoning district; and,  
22

23 **WHEREAS**, self-storage facilities, vehicle storage, and data processing are  
24 industrial or less productive uses of land with few jobs per acre, but are  
25 nonetheless currently permissible in a B-3 zoning district by right; and,  
26

27 **WHEREAS**, allowing industrial or other high-area, low-job-density uses by right in  
28 zoning districts that are centrally located and attractive for residential development  
29 does not align with the Municipality's current needs; and,  
30

31 **WHEREAS**, the Assembly referred this item to the Planning and Zoning  
32 Commission on July 15, 2025, for review and recommendation; now, therefore,  
33

34 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
35

36 **Section 1.** Anchorage Municipal Code 21.04.030, Commercial Districts, is hereby  
37 amended to read as follows (*the remainder of the section is not affected and*  
38 *therefore not set out*):  
39

**21.04.030 COMMERCIAL DISTRICTS**

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**D. B-3: General Business District**

**1. Purpose**

The B-3 district is intended primarily for a dense mix of [GENERAL] commercial and mixed-uses in COMMERCIAL CENTERS AND] areas with vehicular and non-motorized [EXPOSED TO HEAVY] traffic. These [COMMERCIAL ]uses are intended to be located on primary transportation corridors[ARTERIALS], or within commercial centers of town.], AND TO BE PROVIDED WITH ADEQUATE PUBLIC SERVICES AND FACILITIES. THEY ARE SUBJECT TO THE PUBLIC VIEW AND SHOULD PROVIDE AN ATTRACTIVE APPEARANCE WITH LANDSCAPING, SUFFICIENT NON-MOTORIZED AND MOTORIZED SITE ACCESS, AND CONTROLLED TRAFFIC MOVEMENT. ENVIRONMENTAL IMPACTS SHOULD BE MINIMIZED. ABUTTING RESIDENTIAL AREAS SHOULD BE PROTECTED FROM POTENTIALLY NEGATIVE IMPACTS ASSOCIATED WITH COMMERCIAL ACTIVITY. WHILE B-3 DISTRICT AREAS SHALL CONTINUE TO MEET THE NEED FOR AUTO-RELATED AND OTHER AUTO-ORIENTED USES,] It is the Municipality's intent that the B-3 District will encourage[ALSO SHALL PROVIDE FOR] safe and convenient personal mobility in all [OTHER ]forms. Planning and design shall accommodate pedestrians, [AND ]bicyclists, and users of public transit. [IN ADDITION TO A WIDE RANGE OF COMMERCIAL OFFICE, RETAIL AND COMMERCIAL SERVICES, OTHER USE CATEGORIES SUCH AS RESIDENTIAL AND COMMUNITY USES, AND MIXED-USE PROJECTS, ARE ALLOWED.]

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2017-58, 4-11-17; 2019-11, 2-12-19; AO 2022-80(S), 11-22-22; AO 2023-77 7-25-23; AO 2023-50, 7-11-23; AO 2024-24, 4-23-24; AO 2024-102, 1-7-25; AO 2025-48, 4-22-25; AO 2025-64AA, 6-10-25)

**Section 2.** Anchorage Municipal Code section 21.05.010, Table of Allowed Uses, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

**21.05.010 TABLE OF ALLOWED USES**

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

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review**  
**T = Special Land Use Permit for Marijuana**  
**For uses allowed in the A, TA, and TR districts, see section 21.04.060.**

Use Category	Use Type	***	***	***	B-3	***	***	***	Definitions and Use-Specific Standards
		***	***	***		***	***	***	
Vehicles and Equipment	Parking lot or structure (50+ spaces)	***	***	***	C[P]	***	***	***	21.05.050I.2. or I.3.
		***	***	***		***	***	***	
Warehouse and Storage	Self-storage facility	***	***	***	C[P]	***	***	***	21.05.060D.4.
	Storage yard	***	***	***	C[P]	***	***	***	21.05.060D.5.
		***	***	***		***	***	***	

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 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Chair

ATTEST:

\_\_\_\_\_  
 Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0034)

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**AO No. 2025-63**  
**Assembly's Original AO Packet**

**PZC Case No. 2026-0034**

**Ordinance Regarding Self-Storage  
in the B-3 District**

# **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

**From: Assembly Member Rivera**

**Subject: 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.**

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

**I request your support for the ordinance.**

Prepared by: Assembly Counsel's Office

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

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**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.**

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**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























MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 482-2025

Meeting Date: June 10, 2025

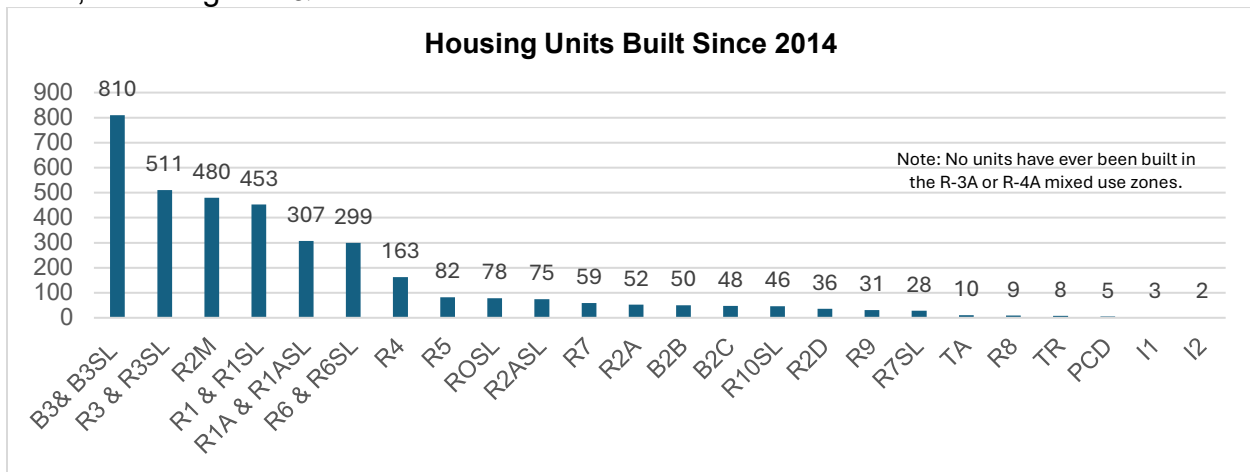
1 From: Assembly Member Volland

2  
3 Subject: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
4 AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.010 TO  
5 ALLOW SELF-STORAGE USES WITHIN A B-3 ZONING DISTRICT ONLY  
6 IF REVIEWED AND APPROVED AS A CONDITIONAL USE AND  
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) data<sup>1</sup>, 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.

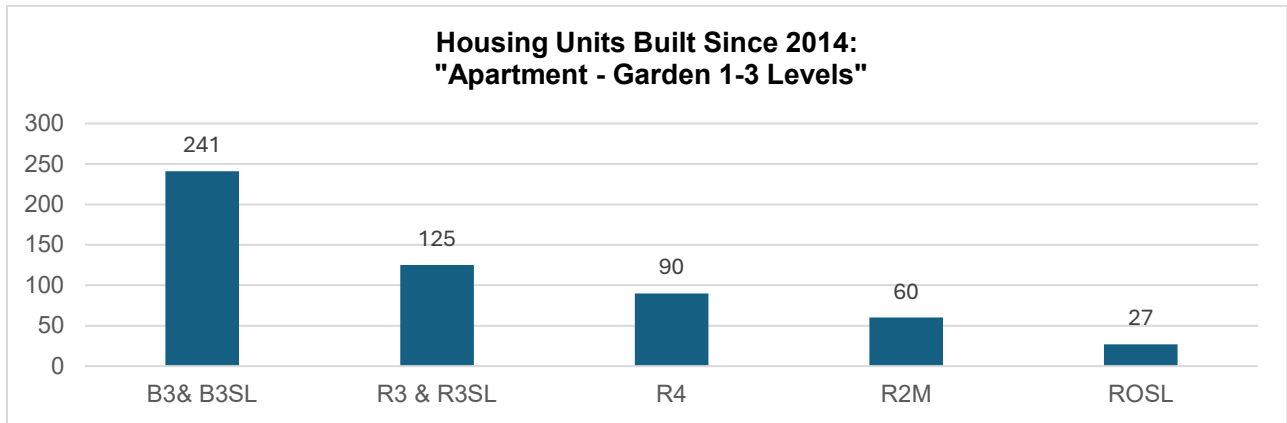
22  
23  
24 Overall, more housing has been built since 2014 in B-3 and B-3 SL zones than any other  
25 zone, including R-1 & R-1SL:



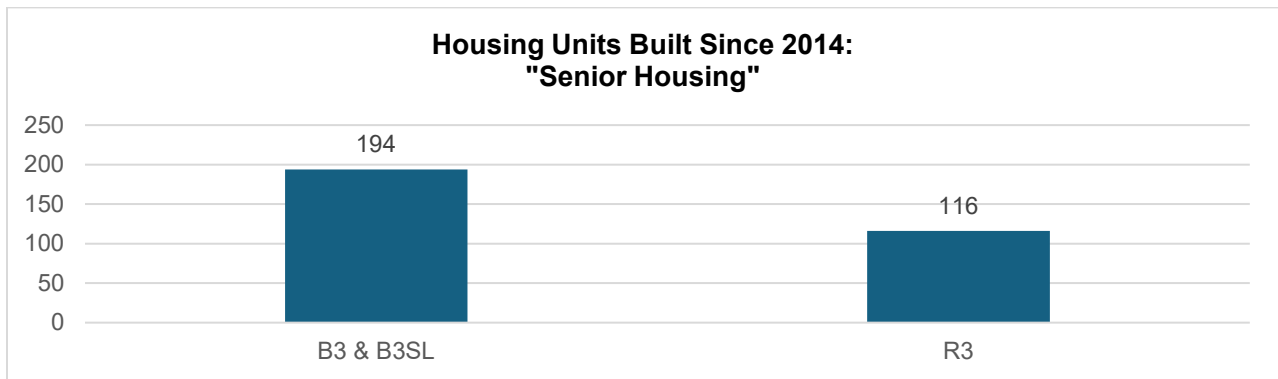
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<sup>1</sup> Data comes from MOA Computer Assisted Mass Appraisal (CAMA) application downloaded in October 2024. Search categories are “Living Units”, “Year Built”, “Zone” and “Land Use Code Desc”. Zoning for Eagle River and Girdwood were filtered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

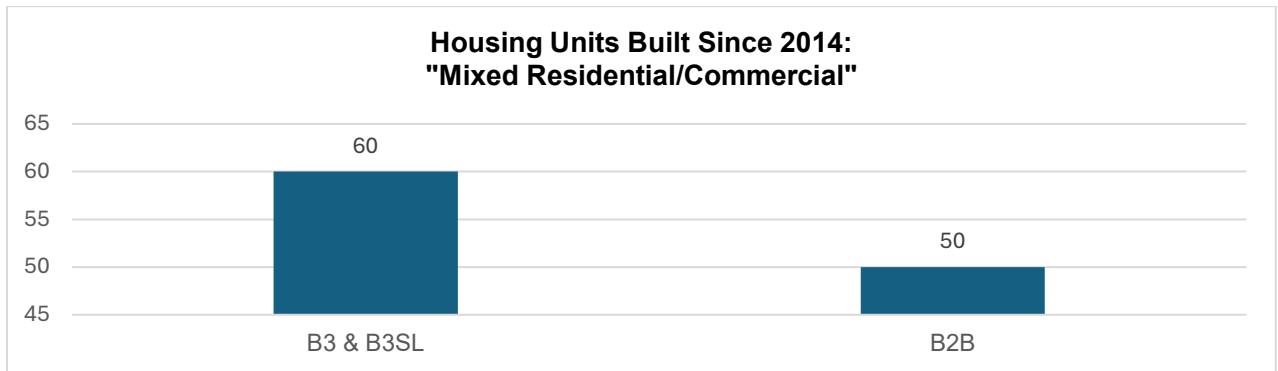
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**Additional information:**

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:

13  
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."<sup>2</sup>

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

**Comments Received**

**PZC Case No. 2026-0034**

**Ordinance Regarding Self-Storage  
in the B-3 District**

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## Mckenna-Foster, Daniel R.

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**From:** LaQuita Chmielowski <lchmielowski@dowl.com>  
**Sent:** Wednesday, February 25, 2026 12:29 PM  
**To:** Mckenna-Foster, Daniel R.  
**Subject:** Planning Case 2026-0034

### [EXTERNAL EMAIL]

Hi, Daniel,

I was doing some research for another project and came across case 2026-0034 for the changes to require a CUP for self-storage, storage yards and parking in B-3 zoning districts.

I understand the intent with the proposed changes and just wanted to pass along some thoughts.

As it relates to surface parking, there are instances where parking has been provided on adjacent or nearby properties to support the development or several developments. Allowing parking as a by-right use allows the developer to use the properties to provide a cohesive development and not have to plat the property or to use a parcel to support several developments.

Another consideration is when parking structures are provided to support the development and are considered a primary use. In the past, this has triggered the need for a CUP for the parking garage, whether it was a stand-alone structure or integrated into the building.

Some examples are as follows:

- The Windmill parking lot that is used to support parking for Chilkoot Charlies and the businesses along Fireweed. When the former LaMex was going to be converted to a food hall, this parking lot was going to also going to provide parking beyond what was available on-site.
- Although not 50 parking spaces, Writer's block is another example where the building is on one lot, and the parking is on the adjacent lot. To anyone who goes to the site, it appears as an overall development, and they would not know that it is two separate parcels.
- Spenard Roadhouse is another example where parking area to the west of the building is on a separate parcel.
- Plato's Closet/Brown Jug (Spenard) the northern parking is on the same parcel, but the parking area to the south of the building is on a separate parcel.

Other concerns are when parking structures are located on the same property or integrated into a building and the parking garage would require a CUP. Some examples are as follows:

- SCF Tudor Elmore development – the parking garage is integrated into the building and provides adequate parking for staff and patients.
- ANMC Parking garage provides parking for the entire campus and there are future plans to develop additional parking structures to allow additional space on the campus for expanded health care.
- 3000 C Street an office building with an adjacent parking garage to support the office space.

Requiring CUPs for parking lots over 50 spaces would remove a valuable tool when you are dealing with multiple properties that can be used to help support redevelopment and new development. In addition, when parking garages are needed to support a development on the same lot, requiring a CUP introduces additional time, cost and risk to a development.

Thank you for your consideration and please feel free to reach out with any questions.

LaQuita

**LaQuita Chmielowski, PE, LEED AP**  
Senior Land Use Planning Manager

**DOWL**

(907) 562-2000 | office  
(907) 865-1266 | direct  
(907) 232-1720 | cell

[dowl.com](http://dowl.com)

## Kimmel, Corliss A.

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**From:** Walters, Michael S.  
**Sent:** Sunday, March 1, 2026 9:24 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

2025-0127  
2026-0023  
2026-0034  
2026-0035  
2026-0036  
2026-0041  
2026-0045  
2026-0048

Thank you,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910



## **Anchorage2040**

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**From:** LaFrance, Paul J.  
**Sent:** Monday, March 9, 2026 2:22 PM  
**To:** Anchorage2040  
**Subject:** RE: Request for comment: 2026-0034 and 2026-0035

### **2026-0034**

Private Development has no comments/objections to the substitute draft ordinance for 2026-0034.

### **2026-0035**

Private Development has no comments/objections to the draft ordinance for 2026-0035.

Thank you,

[Paul LaFrance, PE](#)

*Private Development Engineer  
Development Services Department  
Municipality of Anchorage  
(907) 343-8310*

After review of the materials, **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:**  
by email to Corliss Kimmel & Lori Blake ([Corliss.kimmel@anchorageak.gov](mailto:Corliss.kimmel@anchorageak.gov) &

# MEMORANDUM

**DATE:** March 9, 2026

**TO:** Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

**FROM:** Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

**RE:** Zoning Case Comments

Decision date: April 13, 2026

Agency Comments due: March 16, 2026



AWWU has reviewed the materials and has the following comments:

**2026-0035 Request for Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapters 21.05 and 21.15 clarifying the definition of mixed-use development and expanding residential uses in commercial zoning districts.**

1. AWWU has no objections to this Title 21 amendment.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to [landuse@awwu.biz](mailto:landuse@awwu.biz).





March 11, 2026

Elizabeth Appleby, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2026-0041 – 7502 O’Brien Street Rezone**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2026-0023 – 18939 Old Glenn Hwy Rezone**
  - No objection to the proposed zoning map amendment.
- **2026-0034 – Title 21 Amendment for chapters 21.04 and 21.05 to make Self Storage as a Conditional Use**
  - No objection to the proposed Title 21 amendments.
- **2026-0035 – Title 21 Amendment to allow shop-house designs for residential structures.**
  - No objection to the proposed Title 21 amendments.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Eisenman', with a horizontal line extending to the right.

Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc:

Christopher Post P.E., Acting Highway Design Group Chief, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



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**DATE:** March 11, 2026

**TO:** Elizabeth Appleby

**FROM:** Kyle Cunningham

**SUBJECT:** Cases 2026-0034 & 2026-0035: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the April 13, 2026 Planning and Zoning Commission hearing:

- 2026-0034 - Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance submitted by the Assembly drafted with edits by the Long-Range Planning Division to amend Anchorage Municipal Code Chapters 21.04 and 21.05 to allow self-storage uses within the B-3 Zoning District with an approved conditional use application and waiving Planning and Zoning Commission Review of certain provisions;
  - WMS has no comments on or objections to this ordinance.
- 2026-0035 - Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapters 21.05 and 21.15 clarifying the definition of mixed-use development and expanding residential uses in commercial zoning districts;
  - WMS has no comments on or objections to this ordinance.



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## MEMORANDUM

DATE: March 13, 2026

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

**2026-0035**     **Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapters 21.05 and 21.15 clarifying the definition of mixed-use development and expanding residential uses in commercial zoning districts.**

Traffic Engineering has no comments.



April 1, 2026

Planning and Zoning Commission

Re: AO 2026-0034 and 2026-0035, Text Amendments Expanding Mixed-Use Development and Expanding Residential Uses in Commercial Zoning Districts

Dear Planning and Zoning Commission members,

Please accept this letter in support of PZC Cases 2026-0034 and 2026-0035, particularly efforts to expand residential uses in the Municipality of Anchorage's B-3 zoning district. Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity in the CIRI region, with experience building both large and small multi-family housing developments on land zoned for commercial uses.

We strongly support efforts to allow more by-right housing types and greater flexibility in Anchorage's commercial districts. Conventional, vertical mixed use – combining apartments and businesses in a single building – is challenging in the Anchorage market, particularly for new construction. But there is significant untapped potential in many commercial areas for infill development via compact housing types and small mixed-use buildings, within walking distance of services and stores. This includes common urban housing types like rowhouses and oversized garages/shop spaces with apartments upstairs. Near CIHA's main campus at 36<sup>th</sup> Avenue and Spenard Road, older single-family homes and home businesses mingle with commercial uses.

We have one comment pertaining to case 2026-0035:

1. **Delete 21.05.030.1.b.ii (page 3 of draft AO).** This section describes a requirement for residential units in a mixed-use building to comply with residential design standards. It imposes burdensome requirements on residential buildings that do not apply to commercial buildings with similar uses, such as hotels. It's also confusingly worded and unclear whether the standards would apply to individual units or a portion of an overall building. Meanwhile, rules elsewhere in Title 21 regulate landscaping, driveways, alley access, height and setbacks, to ensure compatible and accessible development.

Thank you for your consideration,

Tyler Robinson  
V.P., Community Development and Real Estate  
Cook Inlet Housing Authority

Devin Kelly  
Senior Planner, Housing Initiatives  
Cook Inlet Housing Authority

