



Municipality of Anchorage Planning Department Memorandum



DATE: April 13, 2026

TO: Planning and Zoning Commission

THRU: *MB* Méliisa Babb, Planning Director

FROM: *LB* Luke Bertram, Long-Range Planning Division

SUBJECT: PZC Case No. 2026-0035, an Ordinance Amending Title 21 to Permit Shop Houses in the Anchorage Bowl

QUICK SUMMARY:

- This proposal offers amendments to the B-3 zoning district to remove obstacles to mixed-use and “shop house” development in B-3.
- This case is running parallel with PZC Case No. 2026-0034, which aims to make self-storage and some other uses conditional in the B-3 zone rather than permitted.

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, large garage development, and 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 months, Assembly Vice Chair Brawley took an expanded role in the project. 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 Department kept Assembly Member Rivera informed throughout, and this ordinance was developed.
- This case is running parallel with PZC Case No. 2026-0034, which provides a companion ordinance to restrict parking lots or structures with over 50 spaces, self-storage facilities, and storage yards in the B-3 zoning district. While PZC Case No. 2026-0034 restricts some uses, PZC Case No. 2026-0035 permits shophouses as well as small-scale residential and mixed use in commercial zoning districts.

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 as well as 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 went 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 (PZC Case No. 2026-0034), 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, a.) In subsequent discussions with the Department following the AO's introduction, 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 June 10, 2025 Assembly meeting, members discussed a new version of this type of housing that had recently opened in the Base Camp 907 Unit Lot Subdivision off Boundary Road and Venture Place.

Accessory garages in commercial zoning districts are not subject to the same size requirements as in residential zoning districts, so a single-family home in a commercial district could have a large garage and small living space to make it possible to build a "shop house." Additionally, by changing the definition of mixed-use dwelling to mixed-use development and changing the minimum number of units from two residential units to one, this ordinance permits a wider variety of small-scale mixed-use development across all commercial zoning districts in the Anchorage Bowl.

OVERVIEW OF TEXT AMENDMENTS:

- Change “dwelling, mixed-use” to “development, mixed-use” and reduce the minimum number of units in a mixed-use development from two to one. This change helps clarify code as the current wording can be confusing in terms of dwellings that are part of larger developments.
- Permit more small-scale residential uses in commercial zoning districts by right

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 that section 21.05.030A.1.b.ii. be removed from the ordinance:

“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.”

Staff supports this change and has updated the draft ordinance by deleting this section.

RECOMMENDATION:

Staff recommends approval of this ordinance.

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

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Proposed Draft Ordinance

PZC Case No. 2026-0035

**AO Permitting Shop-House Development
in the B-3 District**

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Submitted by: Assembly Vice Chair
Brawley
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2026-___

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF TITLE 21 OF ANCHORAGE MUNICIPAL CODE TO ALLOW SHOP-HOUSE DESIGNS—RESIDENTIAL STRUCTURES WITH ACCESSORY GARAGE OR WORKSHOP AREAS LARGER THAN THE PRINCIPAL RESIDENTIAL USE—IN COMMERCIAL ZONING DISTRICTS.

(Planning and Zoning Commission Case No. 2026-0035) (All Community Councils)

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, Title 21 of the Anchorage Municipal Code defines “dwelling or dwelling unit” to mean “A building or portion thereof designed or used exclusively as the separate residence for one household and providing independent and complete living facilities, generally including provisions for sleeping, eating, cooking, and sanitation.” (AMC section 21.15.040); and,

WHEREAS, “Residential” is defined to mean “activity involving the occupation of buildings for living, cooking, sleeping, and recreation”; and,

WHEREAS, restrictions on the floor area of a private residential garage or workshop area detached or attached to a residential dwelling unit are generally up to half the size of the gross floor area of the principal use or structure (the house or dwelling) in higher density residential districts (R-2M, R-3, R-4, and R-4A) and up to the same size as the house or dwelling in large lot and lower density residential districts (R-1, R-1A, R-2A, R-2D, R-5, R-6, R-7, R-8, R-9, and R-10), with some allowing larger sizes up to 10% of the lot size (AMC section 21.05.070C.9. and C.10.); and,

WHEREAS, the Municipal Code does not contain any language on area restrictions for a private residential garage or carport accessory to a residence in the B-3 or other commercial districts, although townhouses, multifamily housing, and mixed-use residential buildings are permitted; and,

WHEREAS, the “shop house” or “s-house” is becoming a popular design and marketing feature for new developments; essentially a dwelling unit where an attached garage or workshop dominates the floor plan, and the total dwelling area is smaller than the shop or garage square footage; and,

WHEREAS, an s-house design is not accommodated in current Title 21, but the character of such designs in general are consistent with commercial districts; and,

WHEREAS, the intent of this ordinance is to provide for s-house designs and allow them as permitted residential uses in the B-3 and other commercial zoning districts without extensive changes to the code, allow for more residential development, and help facilitate an increase to the housing inventory in the Municipality; and,

WHEREAS, the B-3 general business zoning district is already one of the Municipality’s most urban zones, indicating flexible regulations are appropriate; 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 in the table below (*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

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-1A	B-1B	B-3	RO	*** **	*** **	Definitions and Use-Specific Standards
RESIDENTIAL USES									
Household Living	Development [DWELLING], mixed-use	*** **	P	P	P	P	*** **	*** **	21.05.030A.1.
	Dwelling, multifamily	*** **		P	P	P	*** **	*** **	21.05.030A.2.
	Dwelling, single-family, attached	*** **	P	P	P	P	*** **	*** **	21.05.030A.3.
	Dwelling, single-family, detached	*** **	P	P	P	P	*** **	*** **	21.05.030A.4.
	Dwelling, townhouse	*** **	P	P	P [S]	S	*** **	*** **	21.05.030A.5.
	Dwelling, two-family	*** **	P	P	P	P	*** **	*** **	21.05.030A.6.
	Dwelling Unit, Relocatable	*** **			P		*** **	*** **	21.05.030A.7.
	Relocatable dwelling unit community	*** **			P		*** **	*** **	21.05.030A.8.
*** **	*** **	*** **							

(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; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 2. Anchorage Municipal Code section 21.05.030 is hereby amended as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS.

*** *** ***

A. *Household living.* This category is characterized by residential occupancy of a dwelling unit by a "household," which is defined in Chapter 21.15. Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include:

*** *** ***

1. **Development**[DWELLING], *mixed-use.*

a. *Definition.* A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.

b. *Use-specific standards.*

i. **One**[TWO] or more **MIXED-USE** dwellings in the same building with a non-residential use constitute a mixed-use development.

II. TWO OR MORE MIXED-USE DWELLINGS SHALL COMPLY WITH THE APPLICABLE DESIGN STANDARDS OF SECTION 21.07.110, RESIDENTIAL DESIGN STANDARDS, AS DETERMINED BY THE BUILDING STYLE.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17; AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24; AO No. 2023-87(S-1), § 5, 6-25-24; AO 2025-122, 10-21-25; AO 2025-128, 11-18-25)

Section 3. Anchorage Municipal Code section 21.06.020, Dimensional Standards Tables, is hereby amended as follows (*the remainder of the section is not affected and therefore not set out*):

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS
(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions ¹		Max lot coverage (%) ⁷	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
*** *** ***								
B-3 General Business								
Residential household living uses	As required by 21.08.030K [6,000]	Unrestricted [50]	Unrestricted	20	5	10	Unrestricted [2]	45 ¹⁰
All other uses	As required by 21.08.030K [6,000]	Unrestricted [50]	Unrestricted	20	5	10	Unrestricted [N/A]	45 ¹¹ , except in the Midtown area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane, where there is no maximum height, and except in the U-MED District area bounded by Tudor Road, Elmore Road, Ambassador Drive, and the north and east alignments of Tudor Centre Drive, where the maximum height is 75
*** *** ***								

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018- 43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2019-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25; AO 2025-112, 10-21-25)

1 **Section 4.** Anchorage Municipal Code section 21.15.040, Definitions, is hereby
 2 amended as follows (*the remainder of the section is not affected and therefore not*
 3 *set out*):

4
 5 **21.15.040 DEFINITIONS.**

6
 7 *** **

8 **Mixed-Use Development**

9
 10 In the Anchorage Bowl: A single building containing one or more residential
 11 units and another classification of land use (office, retail, community use, etc.)
 12 or a single development of more than one building which includes at least
 13 one residential unit and another use (office, retail, community use, etc.).

14
 15 In chapters 21.09, Girdwood, and 21.10 Chugiak-Eagle River: A single
 16 building containing two or more residential units and another classification of
 17 land use (office, retail, community use, etc.) or a single development of more
 18 than one building which includes at least two residential units and another
 19 use (office, retail, community use, etc.), where the uses of different
 20 classifications (office, retail, community use, etc.) are in a compact urban
 21 form, planned as a unified complementary whole, and functionally integrated
 22 to facilitate the use of shared vehicular and pedestrian access and parking
 23 lots.

24
 25 *** **

26 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14;
 27 AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-138, 1-12-16; AO
 28 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16;
 29 AO 2016-144(S), 12-20-16; AO 2017-55, 4-11-17; AO 2017-75, 5-9-2017;
 30 AO 2018- 12, 2-27-18; AO 2018-67(S-1), 10-9-18; AO 2018-92, 10-23-18;
 31 AO 2019-132, 12-2-19; AO 2020-38, 4- 28-20; AO 2021-89(S), 2-15-22; AO
 32 2022-36, 4-26-22; AO 2022-80(S), 11-22-22; AO 2023-120, 12-5-23; AO
 33 2025-38(2), 4-22-25; AO 2025-112, 10-21-25; AO 2025-128, 11-18-25)

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 35 **Section 5.** This ordinance shall be effective immediately upon passage and
 36 approval by the Assembly.
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PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0035)

DRAFT

AO 2025-63 Assembly Packet

PZC Case No. 2026-0035

**AO Permitting Shop-House Development
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

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.
22

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

24
25 Prepared by: Assembly Counsel's Office

26
27 Respectfully submitted: Felix Rivera, Assembly Member
28 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.

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

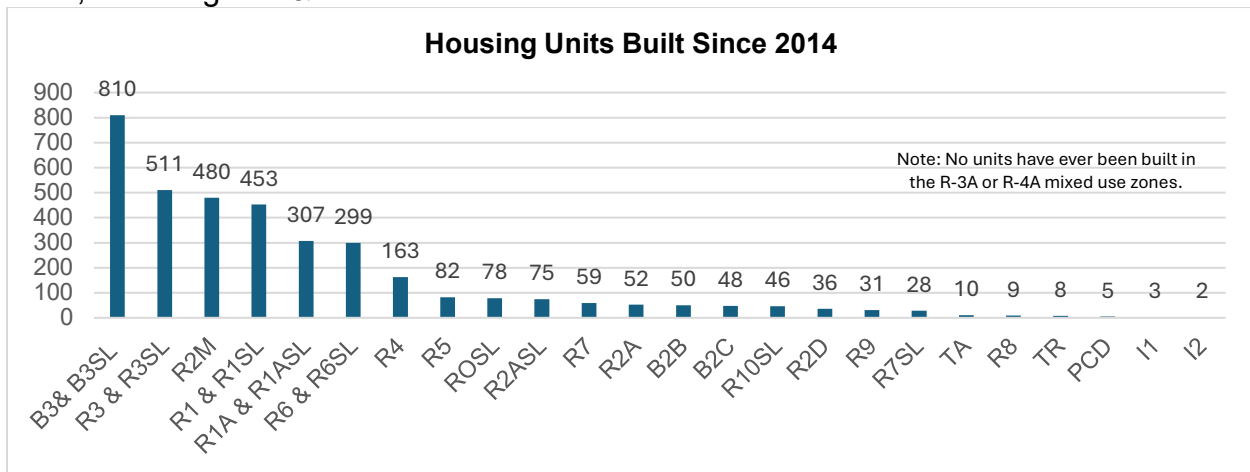
1 From: Assembly Member Volland

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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) 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.

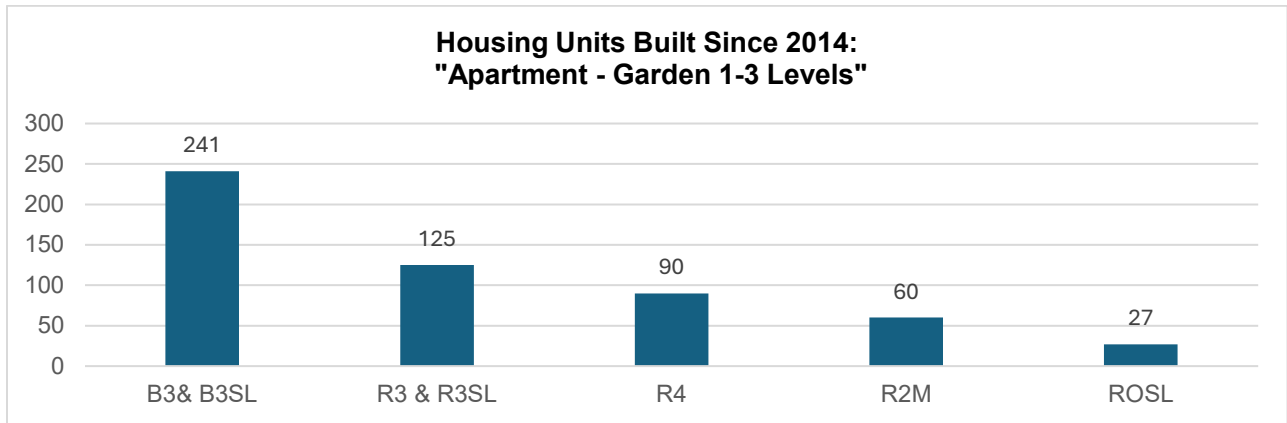
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23
24 Overall, more housing has been built since 2014 in B-3 and B-3 SL zones than any other
25 zone, including R-1 & R-1SL:



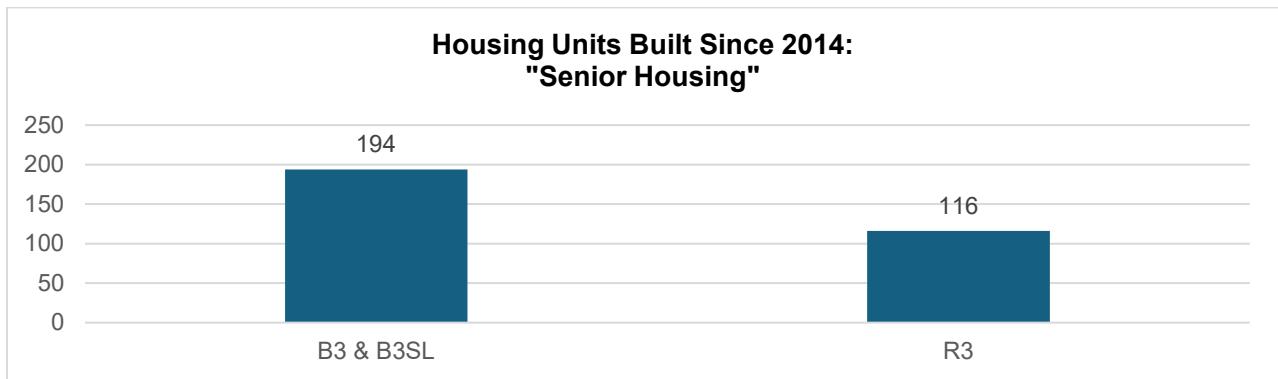
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¹ Data comes from MOA Computer Assisted Mass Appraisal (CAMA) application downloaded in October 2024. Search categories are “Living Units”, “Year Built”, “Zone” and “Land Use Code Desc”. Zoning for Eagle River and Girdwood were filtered from the dataset.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

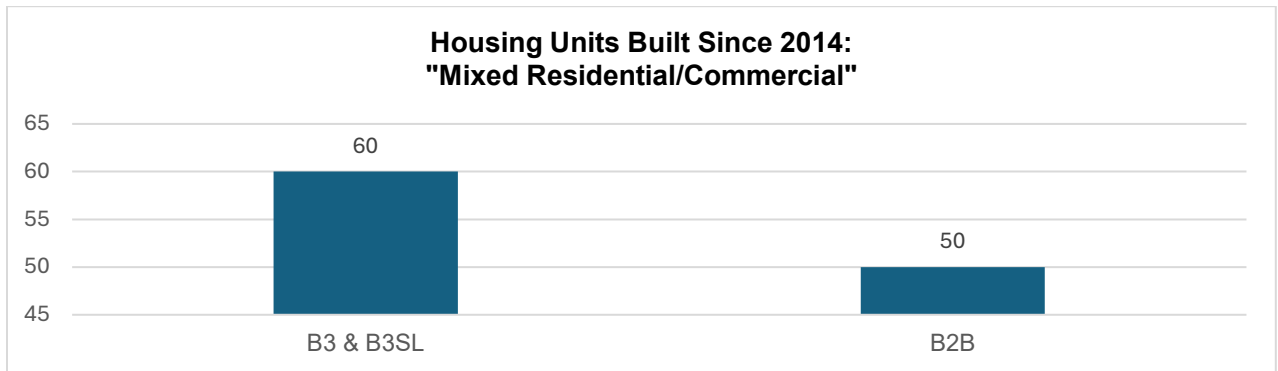
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Additional information:

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:

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."²

² <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. 2026-0035

**AO Permitting Shop-House Development
in the B-3 District**

Kimmel, Corliss A.

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
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



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.





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.

Sincerely,



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



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.



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 36th 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

