



Municipality of Anchorage
Planning Department
Memorandum



Date: January 17, 2025
To: Reviewing Agencies
Subject: Request for Comments – PZC Case No. 2025-0020, Text Amendment to Title 21 B-3 Zoning District to Equalize the Standards Applied to Residential and Non-residential Development

The Planning Department is seeking comments on the attached draft ordinance updating the B-3 zoning district to equalize the standards applied to residential and non-residential development. Specifically, the ordinance would (1) remove unused bonus provisions in order to increase allowable heights to be in line with the *Anchorage 2040 Land Use Plan* and (2) remove unused Floor-Area-Ratio (FAR) bonuses in favor of more allowable lot coverage.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, March 10, 2025, 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 2025-0020)
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 Planning Department.

Attachment: Draft Ordinance

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-__

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.04, 21.06, AND CHAPTER 21.07 TO SIMPLIFY SPECIFIC RESTRICTIONS FOR RESIDENTIAL DEVELOPMENT IN THE B-3 ZONING DISTRICT.

(Planning and Zoning Commission Case No. 2025-0020)

WHEREAS, the Planning Department provided a memorandum with recommendations on AO 2024-102 to the Planning and Zoning Commission at its December 9, 2024 meeting, and the Planning and Zoning Commission discussed the item as part of their "Title 21" agenda item; and

WHEREAS, the Planning and Zoning Commission moved to direct the Planning staff to draft a memorandum to the Assembly that incorporated the materials and information that staff had already compiled on both AO 2024-102 and AO 2024-104 (AIM 2-2025 and AIM 3-2025) and also include information that the Planning and Zoning Commission agrees with the recommendation with respect to AO 2024-102 to consider additional opportunity for the public to review the materials via the Planning and Zoning Commission public hearing process; and

WHEREAS, the Assembly adopted AO 2024-102 at its January 7, 2025 regular meeting; and

WHEREAS, during the discussion, the Assembly and the Administration discussed additional changes proposed by the Planning Department that went beyond the original ordinance, and how to bring those changes forward; and

WHEREAS, additional improvements can be made to the B-3 zoning district which will apply rules more evenly to both residential and non-residential development; and

WHEREAS, additional improvements can be made to the B-3 zoning district which will reduce obstacles to housing and streamline permitting, in line with the Assembly's 2023 Housing Action Plan and the Mayor's 10,000 homes in 10 Years Housing Strategy; and

WHEREAS, the Planning Department has prepared this ordinance to incorporate those changes and bring them through the standard Planning and Zoning Commission process; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.04.30 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.04.030 Commercial Districts.

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D. B-3: General Business District.

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2. District-Specific Standards

a. ~~[RESIDENTIAL IN B-3. THE BUILDING HEIGHT INCREASE OF SUBSECTION 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING USES IN THE B-3 DISTRICT.~~

B. *HEIGHT INCREASE PERMITTED.* BUILDINGS IN THE B-3 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED FOR AREAS OUTSIDE OF MIDTOWN IN TABLE 21.06-2, UP TO A MAXIMUM HEIGHT OF 70 FEET, SUBJECT TO THE FOLLOWING:

I. THE DEVELOPMENT SHALL BE WITHIN AN AREA DESIGNATED BY THE COMPREHENSIVE PLAN AS A COMMERCIAL CENTER OR OTHER TYPE OF URBAN CENTER ABOVE THE NEIGHBORHOOD SCALE.

II. THE DEVELOPMENT SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW AND SECTION 21.07.070, NEIGHBORHOOD PROTECTION.

C.] *Conditional Height Increase.* Buildings in the B-3 district may exceed the height ~~limit~~*[INCREASE PERMITTED IN SUBSECTION 2.B. ABOVE,]* up to a maximum height of ~~100~~*[75]* feet, subject to a conditional use review and the following additional approval criteria:

i. The development is within an area designated by the comprehensive plan as a commercial center,

town center, or other type of urban center above the neighborhood scale.

ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.

iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

[D. MIXED-USE DEVELOPMENT IN THIS DISTRICT SHALL FOLLOW THE STANDARDS OF SUBSECTION H. BELOW.]

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[H. *STANDARDS FOR MIXED-USE DEVELOPMENT IN THE B-3 DISTRICT*

1. *APPLICABILITY.* THIS SECTION APPLIES TO DEVELOPMENTS THAT CREATE A MIX OF RESIDENTIAL WITH COMMERCIAL OR PUBLIC/INSTITUTIONAL PRIMARY USES IN THE B-3 DISTRICT.

2. *FLOOR AREA RATIO (FAR) INCENTIVES.*

A. THE FLOOR AREA RATIO (FAR) AND BONUS PROVISIONS SET OUT IN SUBSECTION G.3. ABOVE APPLY.

B. IN ADDITION TO THE BONUS FEATURES AVAILABLE IN SUBSECTION G.3. ABOVE, A FLOOR AREA BONUS EQUAL TO TEN PERCENT OF THE LOT AREA (0.10 FAR), BUT IN NO CASE TO EXCEED 10,000 SQUARE FEET, IS ALLOWED IF A WIND TUNNEL TEST IS PERFORMED AND THE WIND SPEED CRITERIA MEETING THE SPECIFICATIONS OF SUBSECTION 21.07.120C. ARE INCORPORATED INTO THE DESIGN OF A MULTISTORY BUILDING DEVELOPMENT TO IMPROVE MICROCLIMATIC CONDITIONS.

3. *ENHANCED STREET SIDEWALK.* AN ENHANCED STREET SIDEWALK MAY BE PROVIDED IN LIEU OF REQUIRED

SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS
DEFINED IN 21.07.060G.20.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-58 , § 1, 4-11-17; AO No. 2019-11 , § 2, 2-12-19; AO No. 2022-80(S) , § 1, 11-22-22)

Section 2. Anchorage Municipal Code section 21.06.020, Table 21.06-2, Table Dimensional Standards – Commercial and Industrial Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.020 Dimensional standards tables.

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B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL 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 ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
***	***	***					
B-3: General Business							
Residential household living uses	6,000	50	<u>Unrestricted</u> [50]	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	<u>No maximum height in the Midtown area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane.</u> [45 ¹⁰]
All other uses	6,000	50	Unrestricted	10	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	<u>75 feet in areas designated as University or Medical Center, Town Center, or other type of urban center above the neighborhood scale in the Comprehensive Plan Land Use Plan Map.</u> <u>60 feet in all other areas.</u> <u>100 feet in all areas, subject to</u>

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL 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 ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
							a conditional use permit, as outlined in 21.04.030D.2.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] ¹¹
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¹⁰ [SEE SUBSECTION 21.04.020H.2.D. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]							
¹¹ This footnote serves as a placeholder.[SEE SUBSECTION 21.04.030D.2. FOR INFORMATION REGARDING POSSIBLE HEIGHT INCREASES.]							
¹² See subsection 21.04.030E.2.d. for information regarding possible height increases.							
¹³ Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height.							

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 9, 2-15-22; AO No. 2022-36 , § 3, 4-26-22)

Section 3. Anchorage Municipal Code section 21.07.110 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

E. Site Design

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2. Multiple Structures on One Lot

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b. Applicability

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to:

- i. The development of an accessory dwelling unit,
- ii. The development of a caretaker's unit,
- iii. Developments in the R-4A and B-3 districts, or
- iv. Developments of four or fewer principal residential structures.

[THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER'S UNIT OR TO DEVELOPMENTS IN THE R-4A DISTRICT, OR TO DEVELOPMENTS OF TWO TO FOUR PRINCIPAL RESIDENTIAL STRUCTURES].

Section 4. 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 of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0020)