

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-043

A RESOLUTION RECOMMENDING APPROVAL FOR AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05.010, TABLE OF ALLOWED USES, TO ADD HEALTH SERVICES AS AN ALLOWED USE IN THE I-1 ZONING DISTRICT, UP TO 15,000 SQUARE FEET ON AN INDIVIDUAL PARCEL.

(PLANNING AND ZONING COMMISSION CASE 2016-0122)

WHEREAS, this ordinance amends the Table of Allowed Uses, AMC 21.05.010, to allow Health Services in the I-1 zoning district; and

WHEREAS, public hearing notices were published, and a public hearing was held on November 7, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

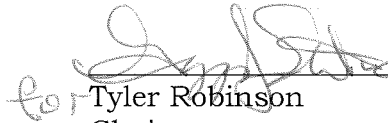
- A. The Commission makes the following findings of fact:
1. It is in the public interest to allow more competition among health care facilities by allowing more available locations within our community. Health care costs in Anchorage are among the highest in the country.
 2. Allowing health care facilities, up to 15,000 square feet per parcel in the I-1 zone provides a fair solution to those who were permitted to locate health care facilities in this zone and now face an inability to improve or re-sell the properties. The 15,000 square foot limit is consistent with a medium neighborhood medical practice and does not open the I-1 zone to medical office building development.
 3. Allowing this use in the I-1 zone is not anticipated to significantly impact consumption of I-1 lands, when compared to other commercial uses.
 4. Health Services (outpatient services) is consistent with other office and commercial uses allowed in the I-1 zone.
 5. Allowing this use in the I-1 zone will promote immediate commercial development.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of November, 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14rd day of November, 2016.



Hal H. Hart, AICP
Secretary


for

Tyler Robinson
Chair

(Case 2016-0122)