



Comprehensive Plan Amendment Discussion: Rural Neighborhood Uses

Planning & Zoning Commission - June 22, 2022

Comprehensive Plan Role in Zoning Map Amendments

- Provides long-term vision for community development.
- Informs government and community decisions to help focus on long term goals for Valdez.
- Future Land Use Maps don't require zoning changes, but provide framework for future zoning decisions.
- Place types are designed to be more flexible by including multiple zoning districts in some cases.

Valdez Municipal Code Requirement For Conformance with the Comprehensive Plan

17.54.010 Authority. Whenever the public necessity, convenience, general welfare, modifications to the comprehensive plan or good zoning practice requires, the city council may amend, supplement, modify, repeal or otherwise change these regulations and the boundaries of the districts in conformity with the provisions of this title and in accordance with the comprehensive plan.

Basis for Tonight's Discussion

During the consideration of a rezone recommendation for a rural subdivision, the commission expressed the desire to allow some commercial uses in rural residential areas.

The place type used for these areas in the 2021 adopted comprehensive plan is rural neighborhood.

Place Types

HOW TO USE THIS SECTION

PLACE TYPE Each page contains a place type that describes the overall character of the area and desired uses.	TOWN CENTER Recognizes the unique setting of the community's historic downtown and planned as an intensely developed area in Valdez. The Town Center place type will blend commercial, multi-family residential, cultural, institutional, and entertainment uses with an environment centered on walkability and strong connections to live, work, play destinations. Compatible mixed-use buildings are encouraged with retail/commercial on the ground floor and residential above. This environment is supported with building frontages and entrances oriented to the street. Gathering spaces are encouraged in the form of civic plazas, courtyards, and small parks. Shared parking is encouraged located near the rear or side lots of buildings. Parking, plazas, and park spaces can be used throughout the winter as snow storage lots. Mixed-use buildings are encouraged in transition areas at the edge of the Town Center area.	PRIMARY LAND USE  COMMERCIAL
PRIMARY LAND USE These land uses are more prominent and play a defining role in characterizing the place type.		
SUPPORTING LAND USE These land uses are less prevalent and serve to support the primary land uses.	ATTRACTIVE, CONNECTED & WELL-DESIGNED STREETSCAPES  BUILDINGS ARE PLACED AT OR NEAR THE SIDEWALK TO MAINTAIN A TRADITIONAL STREET WALL EFFECT  CONTINUOUS PEDESTRIAN & BICYCLE CONNECTIONS 	SUPPORTING LAND USE  RESIDENTIAL Multi-Family Live/Work Temporary Worker  INSTITUTIONAL  RECREATION
DEFINING CHARACTERISTICS These are the characteristics that will define the place type including uses, access and connectivity, visual character, and supporting amenities.		
INCOMPATIBLE LAND USE These land uses are not consistent within the place type. It is the intent that existing incompatible uses are transitioned out as the place types redevelop.		INCOMPATIBLE LAND USE  RESIDENTIAL Single-Family Detached Single-Family Attached Manufactured  INDUSTRIAL

Rural Neighborhood Place Type

In the current comprehensive plan, commercial uses are listed as incompatible with the place type.

Why? The comprehensive plan team found that there is ample property available for commercial development in the “new town” town center area. Additionally, they understood that people who choose to live in the further out subdivisions desire a neighborhood with a more rural character.

RURAL NEIGHBORHOOD

Larger lots or clustered on smaller lots to preserve natural features, important vistas, and viewsheds.

The Rural Neighborhood place type is exclusively used for residential buildings and surrounded by lands that exhibit a more rural character. Development layouts follow land contours, incorporate natural features, and protect sensitive resources. The neighborhoods are automobile dependent and frequently characterized by non-grid street patterns and relatively long distances to the Town Center. Public services are not readily available and large lots are required to support on-site wells and septic systems.



PRIMARY LAND USE



RESIDENTIAL
Single-Family
Detached

SUPPORTING LAND USE



RESIDENTIAL
Single-Family
Attached
Manufactured



RECREATION
Parks
Passive

INCOMPATIBLE LAND USE



RESIDENTIAL
Live/Work
Multi-Family
Temporary
Worker



INDUSTRIAL
All



COMMERCIAL
All



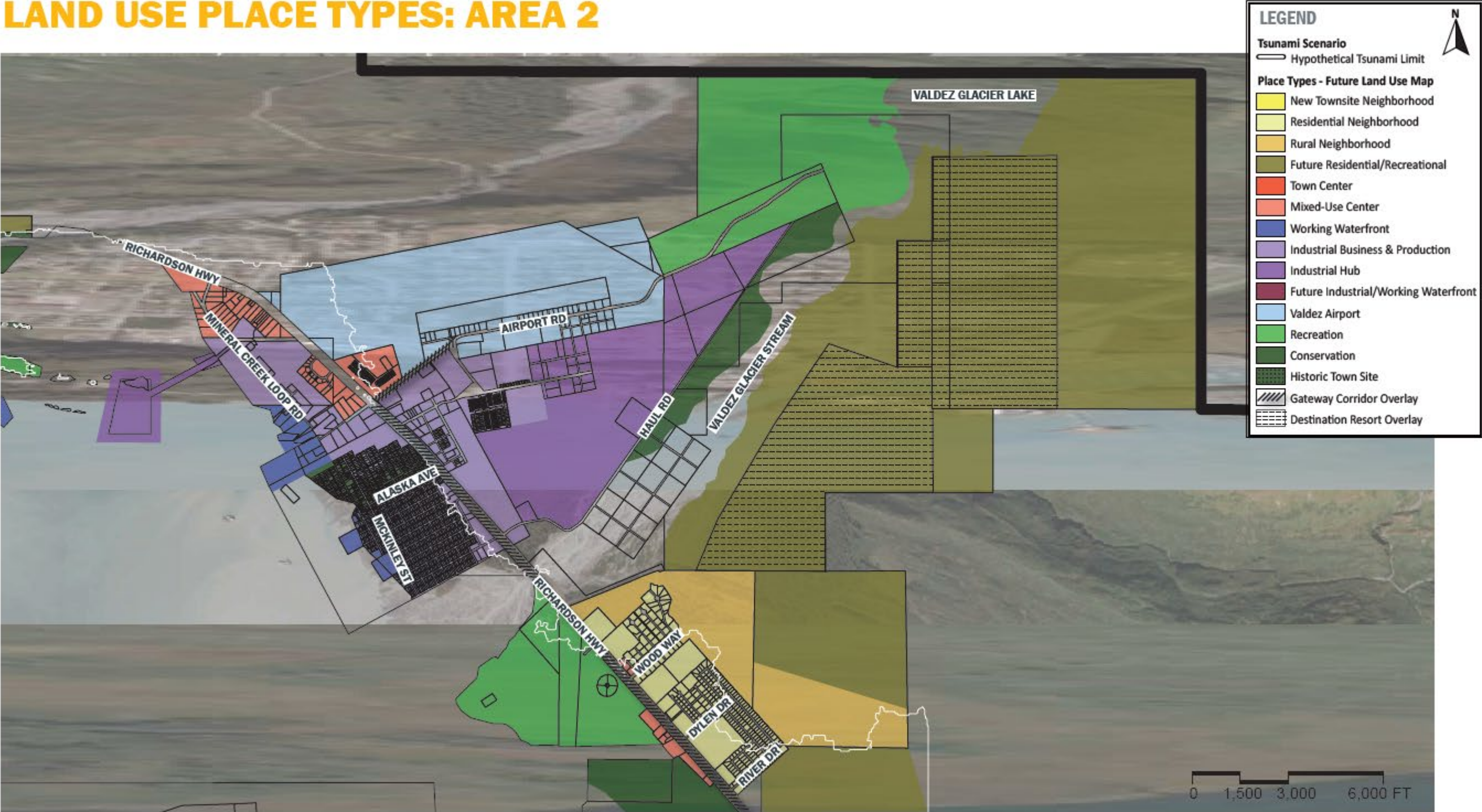
RECREATION
Regional



INSTITUTIONAL
All

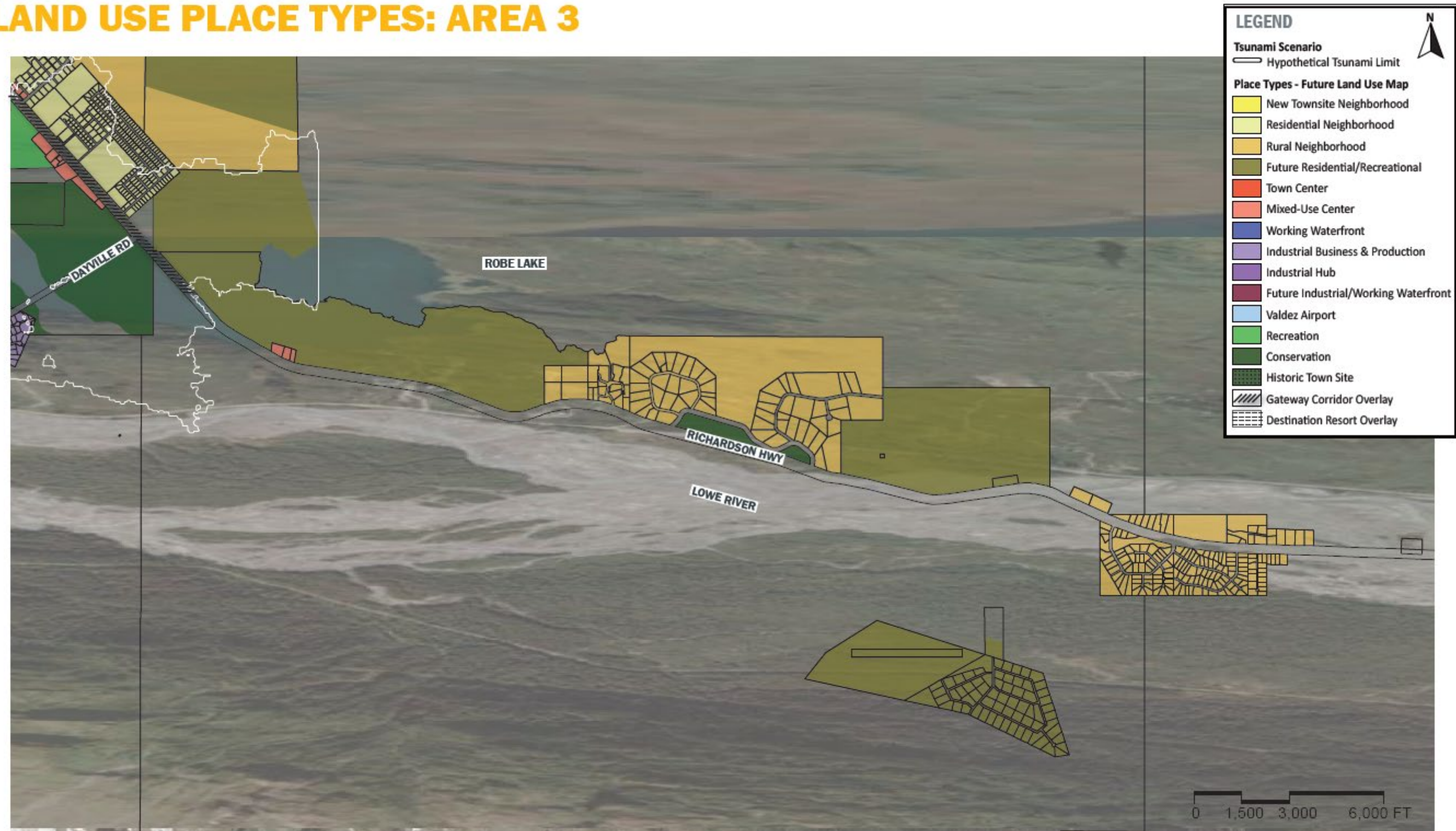
Rural Neighborhood Place Type Areas

LAND USE PLACE TYPES: AREA 2



Rural Neighborhood Place Type Areas

LAND USE PLACE TYPES: AREA 3



C o n s i d e r a t i o n s f o r D i s c u s s i o n

- Should neighborhood commercial uses be allowed in rural neighborhood areas? They are currently allowed in the New Townsite Neighborhood Place Type (Page 12).
- If yes, are they better suited for the fringes of the place type boundary?
- If no, is there an alternative place type that should be considered for certain portions of the existing rural neighborhood place type?
- Keep in mind that home occupations are allowed in residential zoning districts.