



Rezone – Silver Ridge Properties – Staff Report

Date: August 13, 2025
File: Rezone 25-02
To: Planning & Zoning Commission
From: Bruce Wall, Senior Planner

General Information

Applicant:	Silver Ridge Properties LLC
Property Owner:	Silver Ridge Properties LLC
Property Address:	1800 Richardson Highway
Legal Description:	Lot 2, A.S.L.S. 78-139, Plat 98-2
Current Zoning District:	Neighborhood Mixed Use (NMU)
Proposed Zoning District:	General Commercial (G)
Comp. Plan Place Type:	Mixed Use Center
Vicinity Zoning:	
East:	Light Industrial (LI), Neighborhood Mixed Use (NMU), and General Commercial (G)
West:	Neighborhood Mixed Use (NMU) and Moderate Density Residential (R2)
North:	Light Industrial (LI)
South:	Light Industrial (LI)
Access:	Richardson Highway

VMC 17.44.010 states:

The G district includes those areas which are heavily exposed to automobile traffic and where public utilities are available. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a “strip” fashion is discouraged.

VMC 17.36.010 states:

The NMU district is intended primarily for areas with utilities that include residential and supporting commercial and institutional uses that serve the convenience shopping needs for local residents. Business establishments should be developed in a small and compact

format to serve adjacent neighborhoods. Both vertical and horizontal mixed-use configurations are encouraged. Some nonresidential uses are allowed as conditional uses so that their compatibility with surrounding neighborhoods can be evaluated on a case-by-case basis. All uses shall be compatible in terms of scale and design.

The differences in the allowed uses can be found in VMC 17.16.040, Table 17.16.040-1. The differences in the dimensional standards can be found in VMC 17.16.060 Table 17.16.060-1.

Application Description

The property proposed for a rezone is 3.705 acres located approximately 500 feet from the highway intersection with Airport Road / Mineral Creek Loop Road. The applicant has stated that he wants to utilize the lot for construction and building material storage and a retail building. The General Commercial zoning district provides for more commercial uses of the property than is allowed with the current Neighborhood Mixed Use zoning district.

Environmental Conditions

The applicant's narrative states, *"Property is flat and cleared with gravel pad. Surrounding properties-some are wooded and undeveloped. Some are cleared with buildings. There is no water in the vicinity."*

The property is relatively flat with an approximate elevation of 30 feet along the highway and 24 feet at the back of the property. There are not any mapped Special Flood Hazard Areas on the property or mapped wetlands. The property is located in the mapped tsunami inundation area. A tsunami evacuation shelter is located at the airport.

VMC 17.12.080(E)(6)

The planning and zoning commission shall conduct a public hearing to review the application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to city council. Following the hearing, the community development department shall update its staff report to include the planning and zoning commission's recommendation.

VMC 17.12.080(E)(7)

The City Council shall retain the authority to limit its approval of amendments to the zoning code and the official zoning map to limit certain land use activities, protect public health, safety, and welfare of humans and the environment, and ensure its ability to serve properties/individuals with adequate public services.

Proposed Findings & Conclusions

1. Procedure.

- a) On July 1, 2025 the Community Development Department received a rezone application from Silver Ridge Properties LLC to change the zoning on the subject property to General Commercial.
 - b) On July 24, 2025 Community Development Department received an updated application and a narrative to accompany the application.
 - c) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.080(E)(1).
 - d) A public hearing was scheduled for August 13, 2025, to consider the zoning change.
 - e) Notice of the meeting was published in the Copper River Record on July 31, 2025, and August 7, 2025.
 - f) Notice of the publication was published in KVAK's e-blast newspaper on July 28, 2025, and August 4, 2025.
 - g) Notice of the meeting was published on the City of Valdez website on July 30, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(1).
 - h) Notice of the meeting was mailed on July 28, 2025, to the 11 property owners within 300 feet of the subject property, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(2).
 - i) A document holder was posted on the Richardson Highway with public notice flyers on July 28, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(3).
2. Consistency with the Comprehensive Plan and its goals and policies. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(b)
- a) The applicant's narrative states, *"I believe this aligns because for one it is working with local business, so they can properly conduct their business and serve the community. Two, it is new development for the community. Three, the existing neighborhood appears to be more industrial and commercial. The non-adjacent lots in the surrounding 1-mile vicinity are definitely more commercial and industrial."*
 - b) Goal 2.1, Action E in Plan Valdez, the comprehensive plan for the City of Valdez, is, *"Rezone parcels to align with the Future Land Use Map."*
 - c) VMC 17.04.030(A) states, *"The comprehensive plan of the city of Valdez is the primary policy document to guide land use ... decisions within the city."*
 - d) VMC 17.04.030(B) states, *"The comprehensive plan shall provide guidance for actions including, but not limited to, rezoning as referenced herein."*
 - e) The Future Land Use Map depicts the subject property within the Mixed-Use Center place type.
 - f) Commercial and institutional uses are listed as primary land uses in the Mixed-Use Center place type.
 - g) The proposed rezone is consistent with the Mixed-Use Center place type depicted on the future land use map for the subject property.
 - h) Goal 2.2 in Plan Valdez is, *"Encourage redevelopment and new development"*.
 - i) The rezone to General Commercial (G) is consistent with the goals and action items in Plan Valdez.
3. Potential impact on public services. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(c)
- a) The city water is located within the Richardson Highway right-of-way adjacent to the subject property.

- b) City sewer mains are within approximately 500 feet of the subject property.
- c) There are not any anticipated impacts on public services associated with the rezone of this property.

Staff Recommendation

Staff recommends that the Planning & Zoning Commission forward Rezone 25-02 to the City Council with a recommendation of approval and with a recommendation that they adopt the proposed findings.