



City of Valdez

ALASKA

Community Development Department

August 21, 2024

Applicant: The City of Valdez

Zoning Review for Subdivision Application Duck Tail Subdivision

Proposed Duck Tail Subdivision is a replat of Tract D USS 447 Duck Marsh Subdivision (plat 2001-11), 276 E Egan Drive to create proposed Tracts D1, D2, and D3 Duck Tail Subdivision. All three subject properties are zoned general commercial. Tract D1, Duck Tail Subdivision will have the existing sewer lift station building on it. Tract D2 will have the existing Animal Shelter on it, and Tract D3 will have the existing Valdez Emergency Assistance and Food Bank. The purpose of this review is to determine compliance of the preliminary plat with Valdez Municipal Code Title 17. All three existing uses on the proposed Tracts are permitted in the general commercial district.

Off-street Parking Requirements:

Per Valdez Municipal Code does not require minimum off-street parking for the established uses on the lot. The proposed subdivision will reduce the amount of available on-site parking at the Animal Shelter on proposed Tract D2, but utilizing shared parking on the adjacent Tract D3 will not reduce the existing total area available for off street parking.

Minimum Lot Dimensions:

The minimum lot width in the general commercial district is 50 feet per Valdez Municipal Code 17.06.060. There are no minimum lot area requirements in the general commercial district. The proposed subdivision meets the minimum lot width requirements.

Nicole Chase

Planner

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