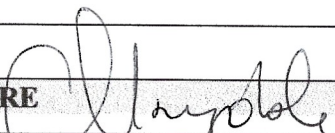


FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

CITY OF VALDEZ
APPLICATION FOR REZONE

APPLICATION NUMBER	DATE 6/16/2025
NAME OF APPLICANT MAGDALENA & JAMES MCCAY	
ADDRESS OF APPLICANT PO Box 1293 VALDEZ AK 99688	
home address: 455 9th Street	
DAYTIME PHONE 907-255-5515	
LEGAL OWNER MAGDALENA & JAMES MCCAY	
ADDRESS PO. Box 1293 VALDEZ AK 99688	
PHONE NUMBER 907-255-5515	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
3281 Richardson Highway	
Lot 2, Plat # 2003-7, lot size 7.75 AC, Zone G	
CURRENT ZONING G	
PROPOSED ZONING Neighborhood Mixed USE	
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	
Lot size 7.75 AC	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	
see attached	
SIGNATURE 	DATE 6/16/2025

We are submitting this request to rezone our property in Valdez, Alaska, from **General Use** to **Neighborhood Mixed Use**. This change is essential to support our long-term development vision, which includes building a **small-footprint townhouse community** with **garages specifically designed to accommodate RVs and boats**—a type of housing that reflects the unique lifestyle and needs of Valdez residents.

Our project will be implemented in **phases over the next several years**, starting with necessary groundwork and infrastructure:

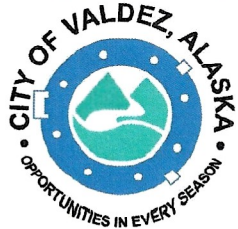
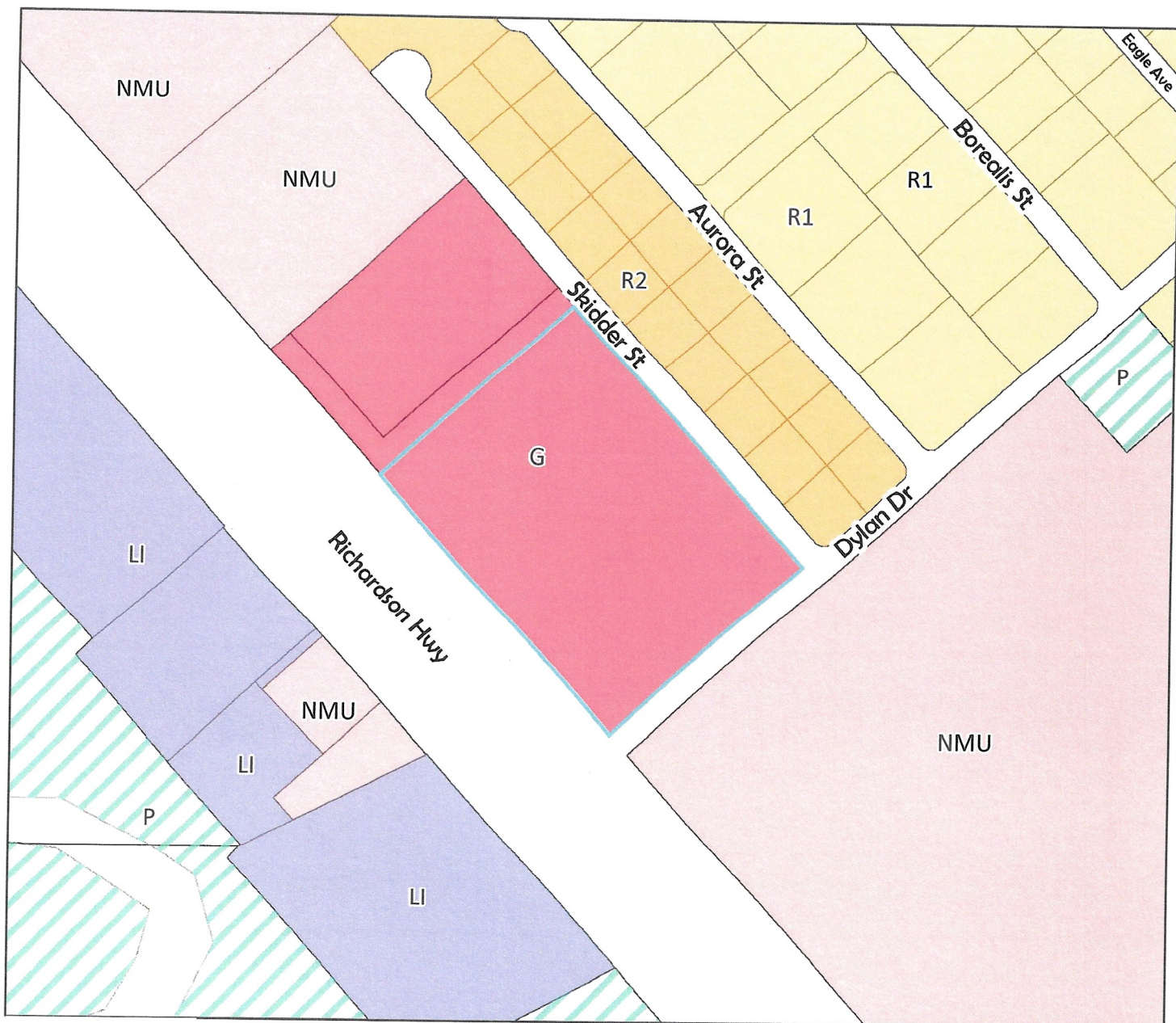
- In the **next 14 months**, we plan to:
 - Clear a portion of the land;
 - Set up a **mobile home and office space**;
 - Construct a **shop to support our existing transportation business**.
- In parallel, we intend to **subdivide the property into three parcels** by the end of **2025**, laying the foundation for the residential portion of the development.
- Over the **next five years**, we will gradually **relocate all existing connexes** from the property and focus on **designing and constructing the townhouse units**, with the intent of enhancing neighborhood character and providing valuable residential options.

Through detailed research and consultation with the **City's Community Development Department**, we have determined that the **Neighborhood Mixed Use** zoning designation is the most appropriate fit for our phased development plan. This zoning will allow us to:

- Responsibly transition the land into a mixed-use residential area;
- Support housing that integrates secure storage for recreational vehicles;
- Maintain compatibility with surrounding land use;
- Align with the City's goals for long-term community development and livability.

The current **General Use** zoning does not support this vision, limiting our ability to develop in a way that meets both our business objectives and community needs.

We are committed to thoughtful, compliant, and sustainable development and look forward to working with the City of Valdez, Planning and Zoning Commission and City Council as this project moves forward.



City of Valdez Zoning Districts

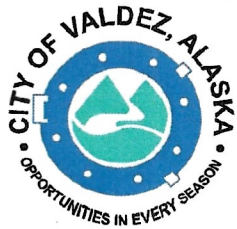
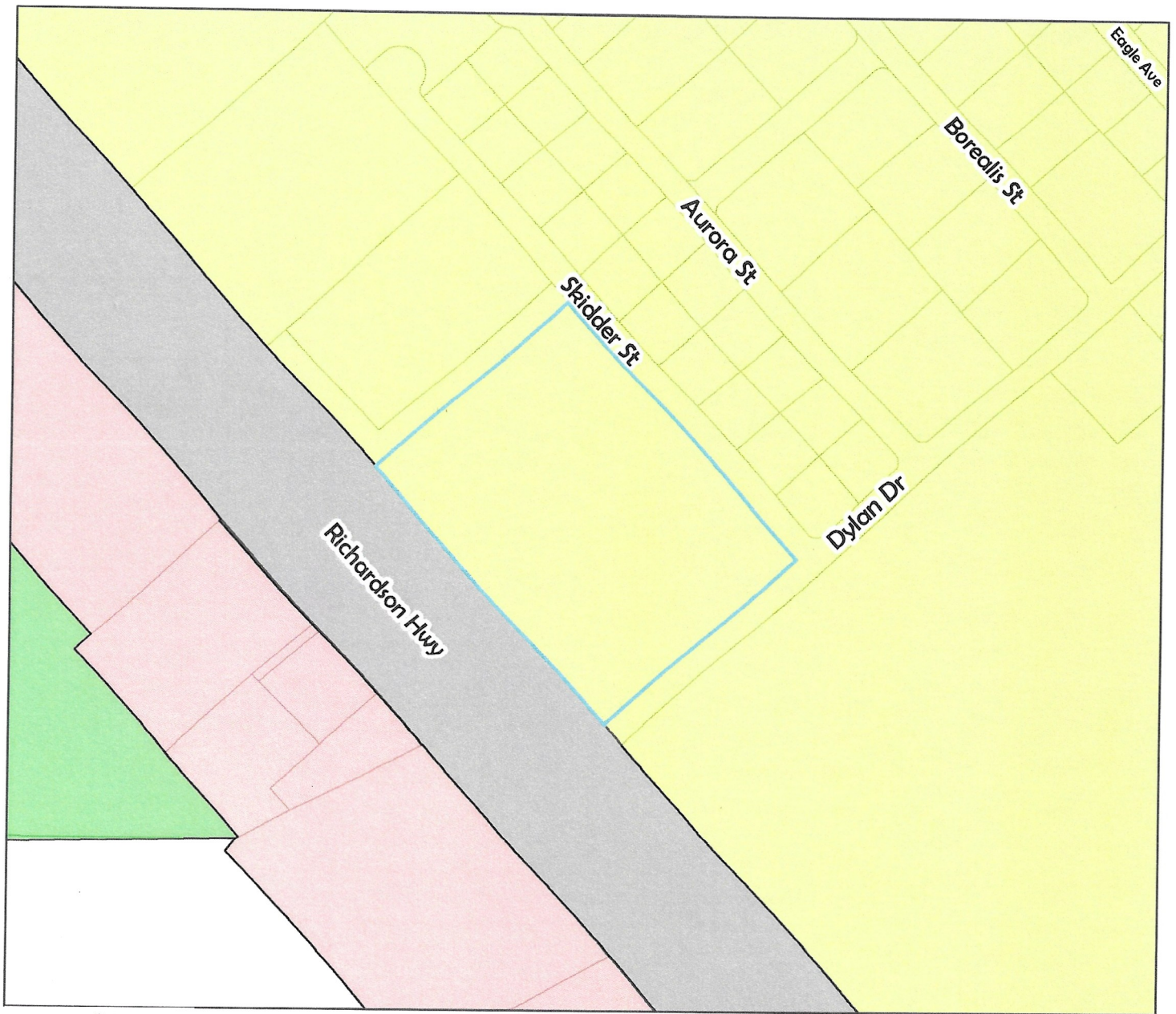
0 120 240 480
Feet



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development

-  Moderate Density Residential (R1)
-  High Density Residential (R2)
-  Neighborhood Mixed Use (NMU)
-  General Commercial (G)
-  Light Industrial (LI)
-  Public Lands District (P)



City of Valdez Future Land Use Map

0 120 240 480
Feet

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Date: 6/6/2025 Author: Community Development



Comprehensive Plan Place Type

- Residential Neighborhood
- Mixed Use Center
- Recreation
- Gateway Corridor Overlay