



City of Valdez

ALASKA

Planning Department

Amberg Rezone – Proposed Findings

Date: May 11, 2022

File: Rezone 22-06

To: Planning & Zoning Commission

From: Bruce Wall, Senior Planner

General Information

Street Address:	1300 East Hanagita Street
Legal Description:	Portion of Medical Park, Plat 2006-2
Current Zoning District:	Public Lands (P)
Proposed Zoning District:	Multiple-Family Residential (R-C)
Property Owner:	City of Valdez
Size:	6.95 Acres

Project Description

The City of Valdez is requesting to change the zoning on an approximately 6.95-acre portion of the hospital property to Multiple-Family Residential. The official zoning map indicates that this property is currently zoned Public Lands. On April 13, 2022 the Planning and Zoning Commission approved the preliminary plat for Medical Park Subdivision, Senior Addition. The requested rezone is for Lot 2 and Lot 3 of the preliminary plat.

Proposed Findings & Conclusions

1. Procedure.

- a) On April 21, 2022 the Planning Department received a rezone request from the City of Valdez to change the zoning on a portion of Medical Park, Plat 2006-2 to Multiple-Family Residential.
- b) A public hearing was scheduled for May 11, 2022 to consider the zoning change.
- c) Notice of the meeting was published in the Copper River Record on April 28, 2022 and May 5, 2022, in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040.
- d) Notice of the publication was published in KVAK's e-blast newspaper on April 25, 2022 and May 2, 2022.
- e) Notice of the meeting was mailed on April 26, 2022 to the 20 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2) and VMC 17.54.040.

2. Reasons and justification for proposing such change. VMC 17.54.030(A)

- The application states, "The City of Valdez desires to create more housing options for seniors. Allowing a rezone of this property will facilitate housing development in close proximity to the existing senior center and near

medical and other services. This request aligns with the Plan Valdez future land use map designation for mixed-use development.”

3. Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres. VMC 17.54.020(C)
 - a) Lot 2 of the proposed plat contains approximately 5.06 acres. Lot 3 of the proposed plat contains approximately 1.89 acres.
 - b) The total area of the proposed rezone is approximately 6.95 acres.
 - c) Tract A of the proposed plat contains approximately 1.81 acres and is proposed to remain zoned Public Lands and is adjacent to a larger property to the north that is zoned Public Lands.
4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)
 - The proposed rezone is consistent the objectives of the comprehensive plan. Goal 2.1 of Plan Valdez states, “Prioritizing and concentrating development where facilities, infrastructure, and services have the existing capacity and in areas where the Police and Fire Departments are best able to respond will improve service and reduce operation and maintenance costs.” “The City of Valdez will focus growth near existing infrastructure to support development in a fiscally sound manner, where the market forces will be the strongest for new residential and employment development.” The property proposed for a rezone is located where facilities, infrastructure, and services are existing and have the capacity for additional dwelling units.
5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050
 - a) The proposed rezone is required for public necessity, convenience, and general welfare.
 - b) There is a need for additional housing options in Valdez and a rezone is required to allow construction of affordable senior housing on the subject property.
 - c) The Public Lands district is intended to contain major open space areas, watershed management areas and major public and quasi-public, recreational, educational and institutional uses, including private lands and uses that are essentially public in character and of specific value to the entire community. VMC 17.12.010
 - d) The Multiple-Family Residential district is intended to include lands for urban development which are provided with a full range of public utilities, including sewers, water, electricity and street drains or are intended to be provided with such facilities in the future. This district is intended primarily for single- and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited commercial needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-C district. VMC 17.18.010
6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050
 - The proposed rezone is in accordance with the comprehensive plan because the future land use map designates this property as within the Mixed-Use Center place type and multi-family residential is designated as a supporting land use within this place type.