



City of Valdez

**ALASKA**

Planning Department

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December 3, 2019

**Replat #: 19-06**

**Applicant:** Dean Blood

I have completed a zoning review for subdivision application #19-06, a replat of 126 and 112 Pioneer Drive, Lot 1 and Lot 2, Slim Blood Subdivision Addition #2 (plat 79-4.) Application #19-06 is for the addition of a 50 foot portion of Lot 2 to Lot 1. Both lots are in the central business district. There are no minimum lot size or lot width requirements in the central business district per VMC 17.28.060.

112 Pioneer Drive, Lot 2, Slim Blood Addition #2 is a vacant lot. 126 Pioneer Drive, Lot 1, Slim Blood Subdivision Addition #2 has a structure currently in use as a restaurant. Per VMC 17.28.090 required off-street parking and loading, "Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110;"

The off-street parking requirements are detailed below. Since the commercial structure is under 2,500 square feet, there are no off-street loading requirements.

**Off-street parking requirements:**

VMC 17.48.100 B 8 "General, high school or college auditorium, theater, or eating and drinking establishment: one public parking space for each three seats, based on maximum seating capacity, or one space for every four hundred square feet of gross floor area."

Based on this requirement, per the site plan submitted by Mr. Blood, the number of parking spaces required would either be 5 based on floor area, or 16 spaces, based on maximum seating capacity. In this case, the minimum parking requirement of five spaces has been met.

**Total number of handicap spaces required:**

VMC 17.48.100 C 1 handicap parking requirements are equal to one space.

VMC 17.48.100 C 2. "Handicapped car spaces shall be at least twelve feet wide. Each space shall be identified by a sign, at least eight feet above grade, noting that the space is reserved for physically handicapped individuals. All handicapped car spaces shall be within two hundred feet of an entrance that is accessible to handicapped individuals."

After reviewing the parking plan submitted by Mr. Blood, I have found that the proposed parking plan meets Valdez Municipal Code parking requirements for the current use. In addition, this lot line adjustment will not create any zoning violations if approved.

Nicole LeRoy

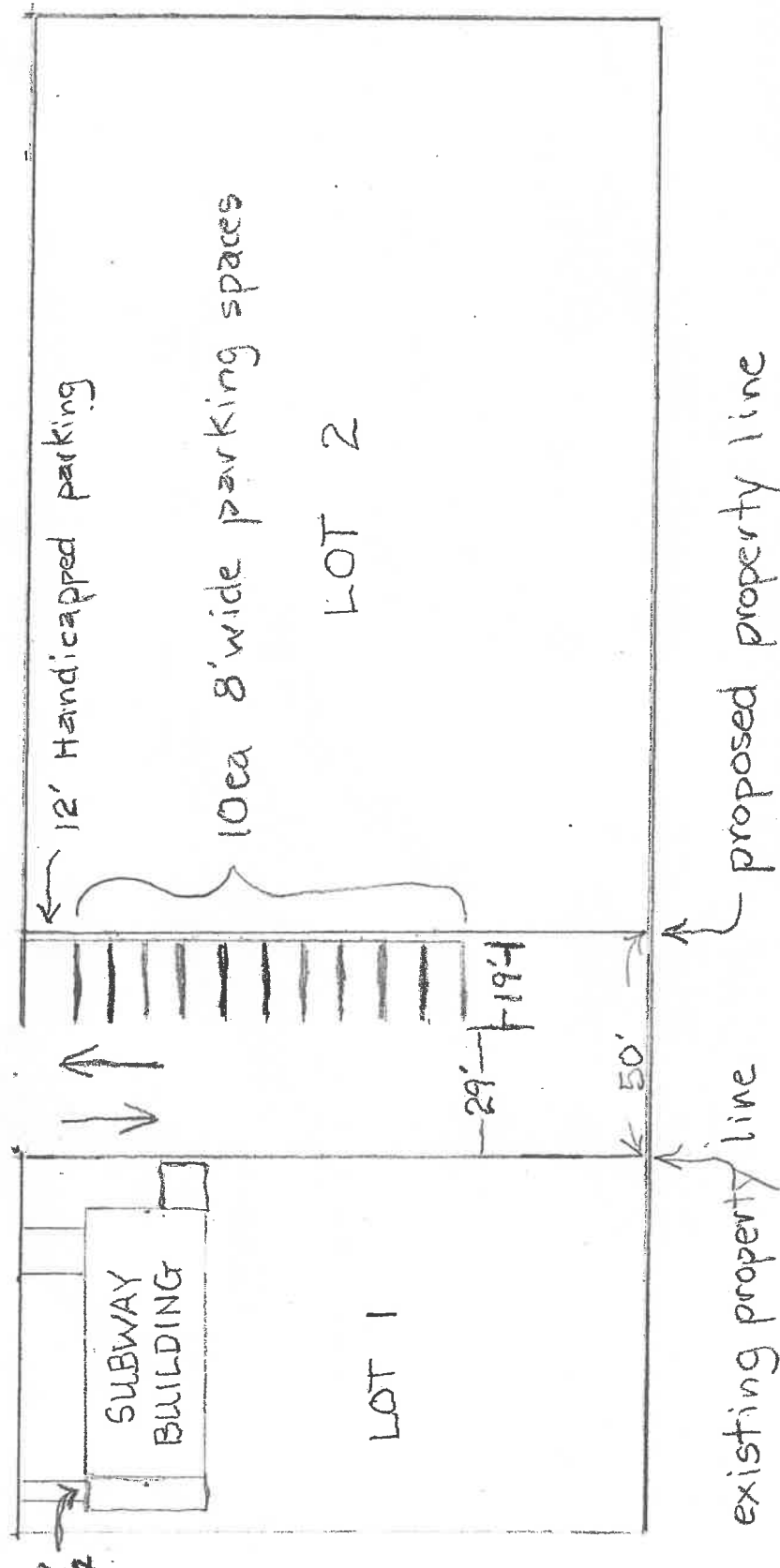
Planning Technician

City of Valdez – Planning Department

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PIONEER DRIVE

MEALS AVE



total building sq ft - 1920

seating capacity - 48

