



City of Valdez

ALASKA

Planning Department

June 16, 2020

Replat #: 20-02

Applicant: South Central Group, LLC (South Central Hardware)

I have completed a zoning review for subdivision application #20-02, a replat of Lots 20-23, Block 33 Mineral Creek Subdivision. Application #20-02 is for the removal of lot lines to create two new lots, proposed Lot 23A, Block 33, Mineral Creek Subdivision and Lot 22A, Block 33, Mineral Creek Subdivision. Both lots are zoned general commercial. Lot 23A Block 33, Mineral Creek Subdivision is the location of the existing South Central Hardware building, and Lot 22A, Block 33, Mineral Creek Subdivision is the proposed location of a lumber warehouse building in conjunction with the existing hardware store. Both of these uses are allowable principal uses in the general commercial district.

17.30.060 Minimum lot requirements.

A. Lot width: fifty feet.

B. Lot area: six thousand feet.

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 both commercial structures, one existing and one proposed, are over 2,500 square feet, one off-street loading space is required on each lot (VMC 17.48.110.)

Off-street parking requirements:

17.48.100 Off-street parking requirements.

20. "Warehouses and storage buildings: one public parking space for each employee, but not less than two parking spaces."

17.48.100 Off-street parking requirements.

16. Retail store or service shop: one public parking space for each three hundred square feet of retail floor area.

Based on this requirement, per the site plan submitted by South Central Hardware Group, Lot 22A, Block 33, Mineral Creek Subdivision, is required to maintain a minimum of 26 parking spaces and Lot 23A, Block 33, Mineral Creek Subdivision is required to maintain a minimum of 2 parking spaces.

Total number of handicap spaces required:

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

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 and preliminary plat submitted by South Central Group, I have found that the proposed parking plan meets Valdez Municipal Code parking requirements for the current and proposed use. In addition, this lot line adjustment will not create any zoning violations if approved as presented.

Nicole LeRoy
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