



City of Valdez

ALASKA

Planning Department

Harris Rezone – Proposed Findings

Date: May 12, 2021

File: Rezone 21-02

To: Planning & Zoning Commission

From: Bruce Wall, Senior Planner

General Information

Property Owner:	William P. Harris
Street Address:	1105 W Egan Drive
Legal Description:	Tract P, Port Valdez Subdivision, Plat 77-1
Current Zoning District:	Multi-Family Residential and General Commercial (adjacent to Egan Drive)
Proposed Zoning District:	Multi-Family Residential
Access:	Egan Drive and Whalen Avenue
Size:	14.413 Acres

Project Description

An application for a rezone has been received for Tract P, Port Valdez Subdivision. This parcel is approximately 14.41 acres with the northern portion currently zoned Multi-Family Residential and the southerly 180-foot portion adjacent to Egan Drive currently zoned General Commercial. The application is requesting that the entire parcel be zoned Multi-Family Residential. Therefore, the only portion of the property being affected by the rezone is the approximately 3.4 acres adjacent to Egan Drive. The application states that the property is more suited for the proposed zoning district than for the present zoning because “the front area that is commercial would be better suited to multi-family which is what Valdez needs right now”.

The City of Valdez Comprehensive Map #1 on page 74 of the Valdez Comprehensive Development Plan designates that the land use of this parcel should be Multi Family.

Findings

1. Procedure.

- a) The Planning Department received a rezone application for the subject property on April 15, 2021.
- b) A public hearing for May 12, 2021 was scheduled to consider the application.
- c) Notice of the meeting was published in the Copper River Record on April 29, 2021 and May 6, 2021, 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 26, 2021 and May 3, 2021.

- e) Notice of the meeting was mailed on April 30, 2021 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 rezone application states, “The front area that is commercial would be better suited to multi-family which is what Valdez needs right now.”

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)

The proposed rezone meets the two-acre minimum requirement for rezones because the property size is approximately 14.413 acres.

4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)

The rezone will be implementing some of the objectives of the comprehensive plan.

- a) The Valdez Comprehensive Development Plan states, as a goal, “Provide safe, convenient, and attractive residential areas that protect and enhance property values while encouraging economies in necessary community expenditures for required community infrastructure and utilities.”
- b) The Valdez Comprehensive Development Plan states, as an objective, “Encourage residential construction and expansion in those areas of the community where necessary community facilities and utilities are already in place and/or can easily be extended.”

5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050

Public necessity, convenience, general welfare, and good zoning practice requires the rezone because of the following.

- c) Changing the zoning district so that the entire parcel is zoned Multi-Family Residential will be implementing the comprehensive plan by making the zoning consistent with how it is indicated on the plan’s maps.
- d) The adjacent property on the north side of Egan Drive is developed as residential rather than commercial.
- e) Changing the zoning from commercial to residential will increase the amount of land available for housing near existing city services, such as schools.
- f) Changing the zoning to Multi-Family Residential will allow an increase in the potential number of dwelling units in a location that is already served with sewer, water, and other utilities.

6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050

The rezone is in accordance with the comprehensive plan as detailed with the following.

- a) The Valdez Comprehensive Development Plan states, in part, “Provide a community land use pattern that is compatible with existing land use patterns in the community.” The adjacent property to the north and east of the subject property is zoned residential and changing the zoning of this property along Egan Drive will provide a community land use pattern that is compatible with existing land use patterns in the community.

- b) The Valdez Comprehensive Development Plan states, as a goal, “Provide safe, convenient, and attractive residential areas that protect and enhance property values while encouraging economies in necessary community expenditures for required community infrastructure and utilities.” The subject property adjacent to Egan Drive is already served with sewer and water; therefore, no additional community expenditures are required to provide these utilities.
- c) The Valdez Comprehensive Development Plan states, as an objective, “Encourage residential construction and expansion in those areas of the community where necessary community facilities and utilities are already in place and/or can easily be extended.” The subject property adjacent to Egan Drive is already served with sewer and water, and the property is in close proximity to other community facilities.
- d) The City of Valdez Comprehensive Map #1 on page 74 of the Valdez Comprehensive Development Plan designates that the land use of this parcel should be Multi Family.