



Agenda Statement

File #: 24-0276 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 7/2/2024 **In control:** Planning and Zoning Commission

On agenda: 7/10/2024 **Final action:**

Title: Public Hearing for Variance - 24-01 - A Request from Orion Construction, Inc. on behalf of Valdez Senior Housing Associates, LLC to Construct a Covered Parking Structure Encroaching into the Side Yard Setback at Lot 3 Medical Park Subdivision Senior Addition

Sponsors:

Indexes:

Code sections:

Attachments: 1. Variance 24-01 Senior Housing Application, 2. Variance 24-01 Valdez Senior Housing Associates, LLC Notification Map, 3. Variance 24-01 Valdez Senior Housing Associates LLC - Public Notice

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Public Hearing for Variance - 24-01 - A Request from Orion Construction, Inc. on behalf of Valdez Senior Housing Associates, LLC to Construct a Covered Parking Structure Encroaching into the Side Yard Setback at Lot 3 Medical Park Subdivision Senior Addition

SUBMITTED BY: Nicole Chase, Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A - public hearing only.

SUMMARY STATEMENT:

The purpose of this hearing is to allow the public to comment on the application submitted by Orion Construction, Inc. on behalf of Valdez Senior Housing Associates, LLC to allow a variance to construct a 207' x 20' roof structure for covered parking that would encroach 6.7' within the required 15-foot side yard setback. The request is for a 6.7' encroachment into the side yard setback for this covered parking structure.

Property Owner: Valdez Senior Housing Associates, LLC

Street Address: 104 E Hanagita Street

Legal Description: Lot 3, Medical Park Subdivision Senior Addition (plat 2022-2)

Zoning District: High Density Residential (R2)

Existing Land Use: Multi-unit dwelling (Senior housing)

Access: Hanagita Street

Property Size: 83,758 square feet (plat 2022-2)

Adjacent Land Use: Vacant, Residential, & Hospital

Notice of the meeting was published in the Copper River Record on June 27, 2024, in accordance with (Ord. 24-01) VMC 17.04.180. Notice of the hearing was also published in KVAK's e-blast newspaper on June 24, 2024, and July 1, 2024, in accordance with (Ord. 24-01) VMC 17.04.180. Notice of the meeting was also posted on the City of Valdez website on June 24, 2024, in accordance with (Ord. 24-01) 17.04.180. Notice of the hearing was mailed on June 26, 2024, to the 21 property owners within 300 feet of the subject property, in accordance with (Ord. 24-01) VMC 17.04.180.