



Legislation Text

File #: 18-0397, **Version:** 1

ITEM TITLE:

Approval of Preliminary Plat for Leimomi Subdivision (SUBD #18-02), a Re-subdivision of Lot 1A Replat of USS 3939 Lots 1 and 2 Plat #86-5, Valdez Recording District, Creating Lots 1B and 2A, Leimomi Subdivision.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician, Community Development

FISCAL NOTES:

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

RECOMMENDATION:

Staff recommends the Planning & Zoning Commission grant preliminary approval of the plat if it is shown that the existing structures conform to **VMC 17.20 Rural Residential zoning district**. Staff will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing this plat back to the commission for final approval.

SUMMARY STATEMENT:

Jamie and Peter Meyer have requested a survey within Section 30, Township 9 South, Range 4 West, Copper River Meridian described as follows: A re-subdivision of Lot 1A replat of USS 3939 Lots 1 and 2, Plat #86-5 Valdez Recording District, creating lots 1B and 2A, Leimomi Subdivision. The subject's property's street address is 7470 Richardson Highway.

Applicants Jamie and Peter Meyer are the property owners of the land on which the subdivision is to take place.

Allen Minish, of Wrangell Mountain Technical Services, is the land surveyor on this project.

The purpose of this subdivision is to subdivide an existing lot, thus restoring the original plating.

The proposed subdivision is within the regulated floodplain as designated by the Federal Insurance Rate Maps.

There is no road to be dedicated by this plat. There are no sidewalks planned within this subdivision, which is consistent with rest of the area.

This proposed platting action is considered a minor subdivision. A minor subdivision is defined as: any subdivision containing not more than four lots fronting an already existing street, not involving any new street or road or extension of municipal facilities.

Unable to Establish Conformity with Zoning Ordinance

City staff was not able to confirm that this subdivision complies with the City of Valdez Zoning ordinance, due to insufficient information included in the application. We have contacted the applicants and the surveyor on this project numerous times, but the requested information was not provided before this submittal. Specifically we have asked for the distance from the existing structures to the lot lines and the dimensions of the structures. These dimensions are needed to establish percent lot coverage, building height and compliance with setback requirements. Granting a subdivision without verifying compliance with the requirements of the rural residential zoning district may create a non-conforming parcel.

Relevant zoning code (not inclusive):

VMC 16.04.010 Purpose-General standards for plat approval.

- A. The platting authority may approve a preliminary or final plat only if it finds that the plat:
- 1. *Conforms to the provisions of this title and other applicable city ordinances;***

VMC 17.20.070 Minimum setback requirements.

- A. Front yard: twenty feet.
B. Side yard: ten feet.
C. Rear yard: fifteen feet.

VMC 17.20.080 Maximum lot coverage by all buildings and structures.

Fifty percent. (Ord. 03-15 § 6 (part): prior code § 30-17(h))

Notification:

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on October 26th, 2018. Notice was sent to the utilities on October 26th, 2018.

VMC 16.04.090 Notification requirements.

- A. A notice shall be sent by mail at least ten days prior to the first scheduled meeting of the planning and zoning commission to consider the preliminary plat approval to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel described in the application for subdivision.

Staff has not received any comments on the subdivision from the public or the utility companies.

Approval:

Staff recommends the Planning & Zoning Commission grant preliminary approval of the plat if it is shown that the existing structures conform to **VMC 17.20 Rural Residential zoning district**. Staff

will continue to work with the surveyor and landowner to insure all final plat requirements are met before bringing this plat back to the commission for final approval.