



## Legislation Text

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File #: 22-0432, Version: 1

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### **ITEM TITLE:**

Recommendation to City Council to Amend Plan Valdez, the 2021 Comprehensive Plan, by Adding 'Neighborhood Commercial' to the Listed Supporting Land Uses in the Rural Neighborhood Place Type

**SUBMITTED BY:** Kate Huber, Planning Director

### **FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

### **RECOMMENDATION:**

Because the Planning & Zoning Commission has expressed the desire to allow limited commercial uses in some rural subdivisions, staff recommends they approve this recommendation to City Council to amend Plan Valdez, the 2021 comprehensive plan, by adding 'neighborhood commercial' to the listed supporting land uses in the Rural Neighborhood Place Type.

### **SUMMARY STATEMENT:**

During the June 22, 2022 Planning & Zoning Commission regular meeting, the commission held a discussion that was previously requested by Chair Haase, and a number of other commissioners, to consider an amendment to the comprehensive plan that could allow limited commercial uses in rural subdivisions.

This discussion request resulted from a past rezone request to utilize the commercial residential zoning district for a lot within the Rural Neighborhood Place Type in the comprehensive plan. Because Title 17 requires any zoning map changes to be in conformance with the comprehensive plan, and because the Rural Neighborhood Place Type currently lists all commercial uses as incompatible, some members of the commission expressed a desire to increase flexibility in rural subdivisions for limited commercial uses.

The Planning Director presented some slides (attached) during the 06/22 meeting and gave the commissioners background information on why Plan Valdez was written with all commercial uses as incompatible in this place type. The reasons were primarily to encourage development in the downtown core of town, in central areas with full utility services, and to preserve the rural feel of outlying residential subdivisions. Staff also gave a couple of options of how proposed changes to the plan could be structured. Video of this presentation is available on the City of Valdez agenda website.

From the discussion during the 06/22 meeting, staff has prepared this proposed amendment for the Planning & Zoning Commission to consider recommending to City Council. The attached PDF of page 13 of the comprehensive plan shows redlines.

The attached proposed amendment is based on comments made by the Planning & Zoning commission during their discussion on 06/22. If this recommendation is approved, staff will present this recommendation to City Council for their consideration. City Council must approve any amendment to the existing comprehensive plan - Plan Valdez, adopted in Fall of 2021.