



Legislation Text

File #: ORD 18-0005, **Version:** 1

ITEM TITLE:

#18-05 - Amending the Zoning Map to Effect a Change to Lot 1, ASLS 78-139 from General Commercial to Commercial Residential. Second Reading. Adoption.

SUBMITTED BY: Kate Huber, Community Development Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Adopt Ordinance #18-05, amending the zoning map to effect a change to Lot 1, ASLS 78-139 from general commercial to commercial residential.

SUMMARY STATEMENT:

On August 7, 2018, the City of Valdez received rezone application #18-01 from Richard and Latosha Frye. The applicants desire to rezone their lot at 1780 Richardson Highway (Lot 1, ASLS 78-139) to the commercial residential zoning district (CR). The lot is currently within the general commercial zoning district (G). The Frye's plan to construct a single family home on the lot, but may consider one of the allowed commercial uses for the lot in the future.

Lot 1, ASLS 78-139 meets the requirements within Valdez Municipal Code 17.54.020 for a zoning district change. The lot is greater than two acres in size with a total area of 3.91 acres and is a continuation of an existing zoning district. The required notice for the October 24, 2018 public hearing in front of the Planning & Zoning Commission was published in the online Valdez Star for two weeks and posted on the City Hall bulletin board. In addition to the posted notice, a letter was mailed on October 10, 2018 to the property owners of parcels within 300 feet of the lot, informing them of the requested zoning change and the accompanying public hearing.

During the October 24, 2018 public hearing for rezone #18-01, only one member of the public provided comment. Mr. Allen Minish, the owner of the adjacent Lot 2, ASLS 78-139, expressed his support for the rezone, stating that his parcel was similarly rezoned from general commercial to commercial residential in 2016 and has had no issues with the zoning change.

The Planning & Zoning Commission voted on October 24, 2018 to approve a recommendation that

this ordinance for rezone #18-01 be adopted.

When reviewing any proposed zoning change for a parcel within the City of Valdez, it is important to consider the zoning of the surrounding parcels and the intent of each zoning district. Lot 1, ASLS 78-139 borders an area zoned multi-family residential (RC), as well as the parcel mention above that was previously rezoned to commercial residential. See attached zoning map.

A rezone to the commercial residential district fits well with the intent of the surrounding zoning districts and with the goals of the Valdez Comprehensive Plan. Please see the attached findings and conclusions document for more detail.