



Legislation Text

File #: 20-0281, **Version:** 1

ITEM TITLE:

Approval of Preliminary Plat for Hardware Subdivision, a Replat of Lots 20, 21, 22, and 23 of Block 33, Amended South Portion Mineral Creek Subdivision, Plat #66-40M, Valdez Recording District.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Staff recommends approval of the preliminary plat.

SUMMARY STATEMENT:

South Central Group, Inc. has requested a survey within Section 32, Township 8 South, Range 6 West, Copper River Meridian, described as follows: A replat of Lots 20, 21, 22 and Lot 23, Block 33, Amended South Portion Mineral Creek Subdivision, Plat #66-40M, Valdez Recording District, creating Lots 21A and 22A, Hardware Subdivision. The street address of the subject parcels is 127 S. Meals Avenue.

South Central Group Incorporated is the property owner of the land on which the subdivision is to take place, and Myrna L. Dahl is their representative. Travis Baril, of McClintock Land Associates, is the land surveyor on this project.

The purpose of this subdivision is reconfigure the 4 lots that the South Central Hardware store is located on, in to 2 new lots. One for the store, and one for a lumber storage warehouse that is to be built upon recording of this subdivision.

The Planning Department has done a zoning review for this subdivision (attached), which includes a parking plan review, and the proposed configuration meets the requirements of the Valdez Municipal Code.

This proposed platting action is considered a minor subdivision. A minor subdivision is defined by VMC 16.04.020 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 and not adversely

affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Official Map or Zoning Ordinance, if such exists, or Valdez Municipal Code.

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.

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on June 12th, 2020. Notice was sent to the utilities on June 12th, 2020. A copy of the notice was also posted in the bulletin board in Valdez City Hall on June 12th, 2020.

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

Staff recommends the Planning & Zoning Commission grant approval of the preliminary plat. 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.