

Planning & Zoning Commission Information:
 Initiated By: Planning and Zoning Commission
 Public Hearing: May 18, 2017
 Action: Approved
 Vote: Unanimous
 City Council Information:
 Introduced by: City Manager Wallace
 Date: June 13, 2017
 Public Hearing: June 27, 2017
 Action: Adopted
 Vote: 6 Yes/1 No

Yes:	No:
Carrington	Best
Combs	
DeVries	
Fuller	
Hanson	
LaFrance	

CITY OF PALMER, ALASKA

ORDINANCE NO. 17-009-Z-1-SL

An Ordinance of the Palmer City Council Amending the Zoning Map to Revise the Designation of Tax Parcel C8, Located in Section 4, Township 17 North, Range 2 East, Seward Meridian from R-1, Single-family Residential to R-4, High Density Residential with Special Limitations

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Authority and legislative findings. Pursuant to 17.80.040, the City Council hereby adopts the following zoning map amendment in accordance with the legislative findings set below:

WHEREAS, the City of Palmer Planning and Zoning Commission (the Commission) received an application on April 28, 2017 from applicant, Cameron Johnson of AMG & Associates, LLC as authorized representative for owners Duaine Arthur Richards and Ardith Eleanor Richards, Co-Trustees of the Richards Family Trust, Sid A. Richards, Brandon J. Blake, James Donald Smith, Jr. and Pierre J. Nicolet of Tax Parcel C8, located in Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska to rezone the subject property from being zoned R-1, Single-family Residential to R-4, High Density Residential with Special Limitations; and

WHEREAS, the Commission duly gave required notices, held its required public hearing on May 18, 2017, and voted 6 in favor and 0 opposed to recommend that such amendment to the zoning map be approved; and

WHEREAS, the Commission adopted findings of fact in Commission Resolution No. 17-004 as to the need, justification and effect of the change of zoning on May 18, 2017; and

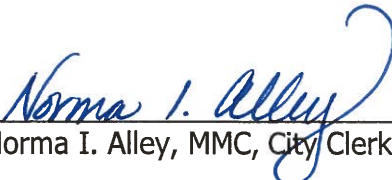
WHEREAS, the City Council duly gave required notices, held its required public hearing on this date, and has duly considered the request to rezone the property, all evidence and testimony presented including any comments of the persons attending the public hearing, the findings of fact set forth in Planning and Zoning Commission Resolution No. 17-004, and the recommendation of the Commission; and

Section 4. The City of Palmer Zoning Districts map dated December 2014 is hereby amended to revise the zoning designation of Tax Parcel C8, located in Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska from being zoned R-1, Single-family Residential to R-4, High Density Residential with the following Special Limitations:

- 1) Any development to be restricted to senior housing;
- 2) Maximum overall density of 84 units;
- 3) Two story height limitation;
- 4) Access to site to be restricted to Cope Industrial Way (except for EVA entrance from Commercial Drive);
- 5) 200' building setback from the southern property boundary;
- 6) 20' landscape screening easement to be provided at southern property boundary in lieu of six and half foot fence;
- 7) The R-4 rezone, with special limitations, is restricted to AMG & Associates, LLC and must be substantially in accord with the concept contained in the site plan presented at the June 27, 2017, Council meeting;
- 8) Require a dog park as proposed in the site plan;
- 9) Access to Commercial Drive to be built to city of Palmer standards, as determined by public works, based upon proposed usage; and
- 10) Sidewalk to be built on primary access to the development as reflected in the proposed site plan.

Section 5. Effective Date. Ordinance No. 17-009-Z-1-SL shall take effect upon adoption by the Palmer City Council.

Passed and approved this 27th day of June, 2017.



Norma I. Alley, MMC, City Clerk



Edna B. DeVries, Mayor