

LEGISLATIVE HISTORY

Introduced by: Manager Moosey

Date: 3/22/2022

Public Hearing: 4/12/2022

Action: Adopted

Vote: Unanimous

Yes:

No:

Carrington

Melin

Combs

Valerius

Best

Anzilotti

CITY OF PALMER, ALASKA

Ordinance No. 22-002

An Ordinance of the Palmer City Council Enacting the Zoning Map to Revise the Zoning Designation of Lot 100, Block 1, Felton Add Subdivision, from R-3, Medium Density Residential to R-4, High Density Residential

WHEREAS, Colony Way Investments initiated a zoning map amendment application received on January 13, 2022 to re-zone Lot 100, Block 1, Felton Add Subdivision, from R-3, Medium Density Residential to R-4, High Density Residential; and

WHEREAS, on January 13, 2022, the City of Palmer received a pre-application package for a plat request to combine Lots 100 and 200 submitted by Martin and Kyle Moffat; and

WHEREAS, the total square footage of the proposed rezone property is 7,405 square feet, with a width of 50 feet; and

WHEREAS, in the R-4 High Density Residential District the required minimum lot width is 60 feet with a required minimum lot area of 8,400 square feet; and

WHEREAS, the current lot size of Lot 100 is smaller than the R-4 district allows, however, the replat of Lots 100 and 200 will bring this property into compliance of the R-4 district lot requirements; and

WHEREAS, the Commission duly gave required notices, held its required public hearing on February 17, 2022, made a written report of its decision as to such need, justification and effect of the change of zoning in Commission Resolution 22-002, and voted 4 in favor and 0 opposed to recommend that such amendment to the zoning map be approved; and

WHEREAS, the Planning and Zoning Commission (Commission) adopted findings of fact in Resolution No. 22-002 as to the need, justification and effect to the zoning map amendment on February 17, 2022; and

WHEREAS, the City Council duly gave required notices, held its required public hearing on this date, and has duly considered the request to re-zone the property from R-3, Medium Density Residential to R-4, High Density Residential, 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. 22-002, and the recommendation of the Commission.

THE CITY OF PALMER, ALASKA, ORDAINS:

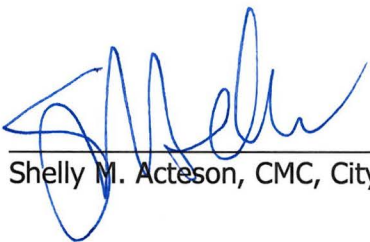
Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

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

Section 3. The City of Palmer Zoning Districts Map dated November 2017 is hereby amended to revise the zoning designation of Lot 100, Block 1, Felton Add Subdivision, from R-3, Medium Density Residential to R-4, High Density Residential

Section 4. Effective Date. Ordinance No. 22-002 shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this 12 day of April, 2022.


Steve Carrington, Mayor
Shelly M. Acteson, CMC, City Clerk