

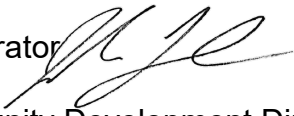



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Mayor Eisenbeisz and Assembly Members

Thru: John Leach, Municipal Administrator 

From: Amy Ainslie, Planning & Community Development Director 

Date: July 1, 2024

Subject: 201 Price Street Rezone

Background

The owner of the property located at 201 Price Street, Paddy Hansen (for Hansen & Hansen Enterprise, LLC), has requested to rezone the property from the Industrial (I) district to the General Commercial Mobile Home district (C-2).

The property is approximately 36,000 square feet and largely cleared/flat. There is a 6,000 square foot building on the property that is currently used as a boat repair shop, and the remainder of the lot is used for boat storage. The owner would like to subdivide the property (subject to Planning Commission approval of a minor subdivision action), with one lot containing the existing shop, and the other lot to become a mobile/manufactured home park. The requested zoning change is necessary to facilitate this action, as mobile/manufactured home parks are not presently allowed in the Industrial district.

The Planning Commission reviewed this request at their May 1, 2024, meeting and unanimously recommended approval.

Analysis

The staff report for the May 1st Planning Commission meeting included general analysis of the proposal, and specific points of analysis for zoning map amendments. Staff concluded that the request would not result in spot zoning or nonconformities, and that the resultant rezone would better align district boundaries to well-defined boundaries (namely the Price Street right-of-way). The Planning Commission determined that the Comprehensive Plan housing action (H1.1e) which calls for encouraging higher density development supports this action, and that concerns regarding incompatible land uses were minimal given that the property already borders the C-2 zone on two sides and is

accessed through a lot that is zoned as C-2. If this rezoning request is successful, the property owner will then proceed with the minor subdivision of the property subject to further review with the Planning Commission – the concept was approved by the Planning Commission on May 1st, but preliminary and final plat approval are still needed. Once final plat approval is given, the owner will then begin development of the new mobile/manufactured home.

Fiscal Note

No fiscal notes are associated with this rezoning. Redevelopment of this property is still subject to other Planning Commission and administrative approvals; changes in the property's taxable value are not known/solidified at this time.

Recommendation

Approve the zoning map amendment to rezone 201 Price Street from I – industrial district to C-2 – general commercial mobile home district.

Encl: Ordinance & Exhibit A
Planning Commission Materials (minutes, staff report, maps, photos, applications)