



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Date: June 16, 2016

From: Michael Scarelli, Senior Planner

To: Planning Commission

Re: P 16-07 for 216/218 Observatory Replat

GENERAL INFORMATION

Applicant Karen Lucas

Property Owner: Karen Lucas

Property Address: 216 and 218 Observatory

Legal Description: Frac. Portion of Lot 2 Bl. 8
 USS 1474 Tract A

Parcel ID Number: 1-0775-000

Size of Existing Lot: 4250 s.f. (proposed 4015)/15,273

Zoning: SF

Existing Land Use: Residential

Utilities: Full city services

Access: Access from Observatory St.

Surrounding Land Use: Residential, some Public

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Aerial Vicinity Map

Attachment C: Parcel Pictures

Attachment D: Application

Attachment E: Proposed Plat

Attachment F: Current Plat

MEETING FLOW

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Applicant has opportunity to clarify or provide additional information
- Comment period closed - brought back to the board
- Findings
- Motion to approve

Attachment G: Zoning Map
Attachment H: Flood Zone Map
Attachment I: Mailing List
Attachment J: Proof of Payment
Attachment K: Proof of Ownership

BACKGROUND / PROJECT DESCRIPTION

Existing lot known as 216 Observatory has been undersized and within existing setback standards since a time prior to existing and preceding zoning codes. The unique shape of property could create future ownership and parking issues. Applicant/owner owns both lots and wishes to sell one. The replat is intended to merge a small sliver of lot to Lot 2, and to move a boundary of lot 1. The end result is clearer title, property lines that mirror the use of the property and structures, provide legal access and utility easements, and clarify parking.

Lot 1 would be reduced to 4,015 square feet and lot 2 would expand to 15,273 square feet. In addition, Lot 2 would provide an access and utility easement to Lot 1.

ANALYSIS

Project / Site: Site for lot 1 is substandard as it is almost 4,000 below required lot size for SF zoning. In addition, the house will be 9 feet from the line. It currently is 9 to approximately 12 feet from front property line.

Traffic: Access will be improved.

Parking: Two spaces are required for a single-family dwelling unit.¹ A Condition of Approval of the variance will be to provide a plat note that requires 2 parking spaces to be provided anywhere on the site of 216 Observatory.

Noise: No concerns.

Public Health or Safety: No concerns for public health and safety. In fact, proposal will potentially improve this.

Habitat: No concerns for habitat.

Property Value or Neighborhood Harmony: Project and replat would be positive step to provide for access and utility easement, rectify parking, and clean-up title.

Conformity with Comprehensive Plan: The proposal conforms to Comprehensive Plan Section 2.4.19 which states, “To consistently follow and enforce land use policies, codes, regulations, and decisions...” by providing access and utility easements, and clearing up property issues.

¹ Section 22.20.100.G.1—Off-Street Parking Requirements

FINDINGS

That the replat is not injurious to the public's health, safety, and welfare and in fact promotes the welfare of the adjacent properties and neighborhood.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Planners' analysis and suggested findings, and approve the requested platting variance for the creation of a substandard sized lot at 216 Observatory Street.

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required finding as discussed in the staff report, specifically that the replat would not be injurious, but supportive of nearby properties and the property in question, and would further the historical and existing use of both properties.
- 2) I move to approve the replat of 216 and 218 Observatory Street, subject to attached condition, in the Single Family District. The property is also known as a fractional portion of Lot 2 Block 8 US Survey 1474 Tract A. The request is filed by Karen Lucas. The owner of record is Karen Lucas.
 - a. Condition of Approval: Plat shall note 2 parking spaces shall be provided on site of 216 Observatory.