



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: P 22-07
Proposal: Final plat for a minor subdivision
Applicant: Todd Fleming
Owner: Sound Development, LLC
Location: 300 Kramer Avenue
Legal: Lot 3, West Woodbury Subdivision
Zone: R-1 single family and duplex residential district
Size: 279,563
Parcel ID: 2-4910-011
Existing Use: Vacant, undeveloped
Adjacent Use: Residential, undeveloped
Utilities: Kramer Avenue
Access: Kramer Avenue

KEY POINTS AND CONCERNS:

- Proposal is for a minor subdivision resulting in four lots. Resultant Lots 1 and 2 are of a size for development of single-family or duplex residences. Lots 3 and 4 are large and can be further subdivided.
- Access and utilities are from Kramer Avenue.

ATTACHMENTS:

Attachment A: Aerial
Attachment B: Current Plat
Attachment C: Final Plat
Attachment D: Photos
Attachment E: Applicant Materials
Attachment F: Public Comment

BACKGROUND AND PROJECT DESCRIPTION:

The applicant proposes to subdivide the approximately 6.5-acre tract of land at 300 Kramer Avenue. All lots in the subdivision make direct contact with Kramer Avenue, a municipal right-of-way. Municipal utilities are available in Kramer Avenue, though some service lines may need to be extended to serve the new lots. The newly created parcels will exceed the development standards for the R-1 zoning district, the minimum lot size in this zone is 6,000 square feet net of access easements. In the proposed subdivision, the lots will have the following sizes:

- Lot 1: 9,432 sf
- Lot 2: 9,474 sf
- Lot 3: 40,375 sf
- Lot 4: 219,991 sf

A private water line was constructed within Kramer Avenue in conjunction with the neighboring Tisher Subdivision development. The developer, Mr. Tisher, extended the city's water main which had previously terminated near Emmons Street to the southern end of his subdivision. Tisher's portion of the line is 8" diameter, which matches the diameter of the CBS portion. The applicant plans to connect Lots 1, 2, and potentially 3 to this line for water service. A maintenance agreement for the private water line in Kramer Avenue will be recorded and referenced on this subdivision plat when recorded.

Title 21

The purposes of the subdivision regulations are: to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate and appropriately placed utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying. These factors are analyzed in the below Analysis section.

ANALYSIS:

Site: The frontage of the lot (and all resultant lots) is level with the street, with undulating topography throughout. The site is densely vegetated; previous wetland delineation mapping identifies wetlands on the parcel.

Utilities: Public Works water division has granted approval for increased usage of the private water line in Kramer Avenue subject to a maintenance agreement being approved. The additional lots in this subdivision will require connection to municipal sewer service (i.e. extending the sewer line up Kramer Avenue to serve these lots). Municipal power is available to the lots.

Access, Roads, Transportation, and Mobility: All proposed lots are accessed directly from Kramer Avenue, a municipal right-of-way.

Public Health, Safety and Welfare: This area has known landslide history and significant drainage courses. Plat notes have been added stating all parcels within this subdivision are

impacted by naturally occurring offsite drainage flows. The owners of the parcels may not divert the offsite flows from entering the parcels and are required to discharge the flows at the same location as naturally occurring or into a public drainage facility specifically designed to collect the flows. Runoff exceeding the pre-development flows of a one-hour storm event shall not cross property lines. The property owner(s) who ultimately develop the lots will be responsible for showing that there are no negative downstream impacts when they seek grading permits from the municipality.

Orderly and Efficient Layout and Development: The resultant Lots 3 and 4 are both large and could be further subdivided. The extension of the sewer line in Kramer Ave. would benefit orderly and efficient layout by opening up connection opportunities for other properties in the area.

Comprehensive Plan: This subdivision action supports the Comprehensive Plan Housing goal: *Expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods*; by enabling development of land in a residentially zoned area.

RECOMMENDATION:

Staff recommends approval of the final plat of the minor subdivision of 300 Kramer Avenue subject to the attached conditions of approval.

RECOMMENDED MOTIONS

1) “I move to approve the final plat for a minor subdivision to result in four lots at 300 Kramer Avenue in the R-1 single family and duplex residential district subject to the attached conditions of approval. The property is also known as Lot 3, West Woodbury Subdivision. The request is filed by Todd Fleming. The owner of record is Sound Development, LLC. “

Conditions of Approval

- 1) All utilities, including water, sewer, and electricity shall be required to have an approved permit from the municipality; and all utility permits and design shall comply with all applicable code and design polices including, but not limited to 15.05, 15.10, 15.15, 15.20, 15.30.
- 2) This subdivision development and the plat, prior to recording, complies with all applicable Sitka General Code.
- 3) Easement maintenance agreements for any utility easements added prior to final plat review shall be developed and recorded before final plat recording.
- 4) All easement agreements will be cited via plat notes. The City and Borough of Sitka is a party to all easements.

2) “I move to adopt the following findings as listed in the staff report:”

- a. The final plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed minor subdivision final plat complies with the Comprehensive Plan by following the subdivision process and enables residential development of otherwise vacant land and expands the range, affordability, and quality of housing in Sitka;
- c. The proposed minor subdivision final plat complies with the subdivision code; and
- d. The minor subdivision final plat is not injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public’s health, safety, and welfare.