



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: CUP 20-07
Proposal: Bulk Retail
Applicant: Jeremy and Savanah Plank
Owner: Jeremy and Savanah Plank
Location: 311 Price Street
Legal: Lot 2 Vern Heights Subdivision
Zone: Industrial district
Size: 31,629 square feet
Parcel ID: 3-0340-002
Existing Use: Storage, general commercial
Adjacent Use: Commercial, industrial, residential
Utilities: Existing
Access: Price Street

KEY POINTS AND CONCERNS:

- Zoning code recently amended to allow bulk retail as a conditional use in Industrial zones
- Bulk retail store in operation, applicant working with staff and commission to come into compliance
- Former storage space has been retrofit as bulk retail space

RECOMMENDATION:

Staff recommends that the Planning Commission approve the conditional use permit request for a bulk retail operation at 311 Price Street subject to conditions of approval.

BACKGROUND/PROJECT DESCRIPTION

The request is for a bulk retail operation at 311 Price Street. The existing store is located within one bay of a large (approximately 6,000 square foot) warehouse-type structure. The bay used as a store is 1,200 square feet with approximately 1,000 square feet of net sales space.

Per Sitka Ordinance 20-09, bulk retail is defined as: *A retail establishment engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of such goods. Bulk retail involves a high volume of sales of related and/or unrelated products in a warehouse setting and may include membership warehouse clubs (i.e. “big box” retail). Bulk retail is differentiated from general retail by any of the following characteristics: items for sale include large, categorized products (e.g., lumber, appliances, household furnishings, electrical and heating fixtures and supplies, wholesale and retail nursery stock, etc.) and may also include a variety of carry out goods (e.g., groceries, household, and personal care products).* The applicant is selling large bundled items that are categorized products (grocery and household) in a warehouse setting. Staff feels the applicant’s proposal is consistent with the definition of bulk retail.

See applicant’s site plan and floor plan to see more details on layout of proposal.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.¹

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

Moderate to heavy traffic is anticipated, but is consistent with surrounding commercial and industrial traffic patterns. SGC 22.20.100(G)(9) requires that food markets, grocery stores, or shopping centers provide one parking space per each three hundred square feet of gross floor area. Therefore, for the 1200 square foot bay utilized in this case would require 4 parking spaces. The site plan provides a parking area measuring 66’ x 121’, which would afford parking for 6 parking spaces (spaces measure 10’ x 20’).

b. Amount of noise to be generated and its impacts on surrounding land use: Minimal noise expected. Activities take place inside and are during normal business hours. In line with general commercial noise generation.

c. Odors to be generated by the use and their impacts: Minimal to none.

d. Hours of operation: Once at scale (long-term), owners wish to operate during business hours (9am – 4pm) 6 days a week. Currently, they are open 3pm-6pm on Wednesdays and 9am-4pm on Saturdays with special openings if there is sufficient customer demand.

¹ § 22.24.010.E

e. Location along a major or collector street: Located on Price Street, a CBS maintained right-of-way

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: It is possible customers could attempt to access the site through 307 Price Street on the Beardslee Way side. However, the store has published its Price Street address and has signage posted; customers appear to be using the appropriate access point.

g. Effects on vehicular and pedestrian safety: Minimal impact expected, moderate to heavy traffic is expected in industrial zones.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Site is accessible for police, fire, and EMS response.

i. Logic of the internal traffic layout: Open warehouse bay with storage shelves and pallet drops throughout. Customer bathroom available.

j. Effects of signage on nearby uses: Appropriately sized sign placed at access point.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: No significant structural buffers. Some vegetation to the north and west of the structure. Large, visible development is to be expected in the Industrial zone.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Conforms to the chapter on Economic Development that supports promoting new entrepreneurial business and increasing options for local consumer products/reducing cost of living.

m. Other criteria that surface through public comments or planning commission review: None at this time.

RECOMMENDATION

It is recommended that the Planning Commission approve the conditional use permit request for bulk retail at 311 Price Street subject to conditions of approval.

ATTACHMENTS

Attachment A: Aerial

Attachment B: Site Plan

Attachment C: Floor Plan

Attachment D: Photos

Attachment E: Plat

Attachment F: Applicant Materials

Motions in favor of approval:

1) I move to approve the conditional use permit application for bulk retail at 311 Price Street in the Industrial district. The property is also known as Lot 2, Vern Heights Subdivision. The request is filed by Jeremy and Savannah Plank. The owners of record are Jeremy and Savannah Plank.

Conditions of Approval:

1. All required permits shall be current at all times that the conditional use permit is utilized.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The Planning Commission, at its discretion and upon receipt of meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
4. Permit and use shall comply with all local regulations, including building code, fire and life safety, business registration, and remittance of all applicable taxes.
5. The applicant shall receive a successful change of occupancy from the building department to reflect the change in use of the space from warehousing/storage to retail/mercantile.

1) I move to adopt the required findings for conditional use permits as listed in the staff report:²

1. ...The granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare
 - b. Adversely affect the established character of the surrounding vicinity; nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation,
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

² § 22.30.160.C – Required Findings for Conditional Use Permits