

Request:

Rezone a 40.333 acre portion on the Northeasterly corner of the Remaining Portion of Lot 5 Sheldon Jackson College Subdivision from R-2 MHP to P

Zoning District: R-2 MHP

Front: 20 feet
Rear: 10 feet
Side: 8 feet

P

Front: 20 feet
Rear: 15 feet
Side: 10 feet

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
- Comment period closed - brought back to the board

- Motions

Tonight's Motions

- A motion to approve
- A motion containing findings whether the motion passes or fails

**Baranof Island Housing Authority
Zoning Map Amendment R-2 MHP to P**

Indian River Valley
October 19, 2011

This request goes with the previous item of the minor subdivision in that this is a requested rezone is for the new parcel labeled Lot 5A in which the minor subdivision carves out.

Currently this land is zoned R-2 MHP multifamily and mobile home district. The property is next to a public zoning district that covers land owned by the City. The applicant would like to change the zone to public.

This parcel is to be purchased by the State of Alaska for the Trooper Academy. The plan is to use the parcel for a new driving tract for training purposes.

Since the rezoning request is an incremental expansion of an existing public zone, it is **not** spot zoning by definition.

The intent from the Sitka General Code for the two zoning districts is as follows:

22.16.040 R-2 MHP multifamily and mobile home district

- A. Intent. All provisions of the R-2 district shall apply except that permitted principal uses shall include mobile home parks.

22.16.050 R-2 multifamily residential district

- A. Intent. The R-2 district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with the full range of public utilities including sewers, water, electricity and storm drains or intended to be provided with such utilities in the near future. This district is intended primarily for single-family and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited professional office needs are allowed subject to permitted or conditional use

restrictions intended to preserve and protect the residential character of the R-2 district.

B. Open space. Open or play space shall be provided in all R-2 residential projects. The amount of allowable space shall be reviewed in consultation with the planning staff and planning commission but in any case shall not be less than one hundred square feet per dwelling unit, must have a barrier, and be fenced or separated so as to not be used for other purposes, such as parking, storage, etc. In large projects, exceeding twelve units, a minimum of at least one thousand square feet shall be set aside for recreational purposes.

22.16.020 P public lands district

A. Intent. The public lands district is intended to contain government-owned lands or lands owned by nonprofit institutions serving the public interest which are utilized for public recreation, education or institutional uses.

B. Return of Land to Public Domain. Should any such land be sold or returned to the public domain, the zoning classification of the adjacent property having the most restricted classification shall be imposed.

Wednesday night, we'll walk through the request with the Planning Commission. Staff recommends approval of the request.