



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM:

Case No: LM 23-03
Proposal: Review and recommendation of a proposal to vacate a portion of Neva Street between Blocks 6 and 7
Applicant: Kris Calvin
Owner: City and Borough of Sitka
Location: 214 Neva Street, 1502 Davidoff Street and 1409, 1501 Edgecumbe Drive
Legal: Blocks 6 and 7, U.S. Survey No. 3303 B, Northwest Addition
Zone: R-1 - Single-Family/Duplex Residential District
Size: Approx. 20,247 sq. ft. (60' width x 337' length)
Existing Use: Undeveloped right-of-way
Adjacent Use: Residential
Utilities: None
Access: Davidoff Street and Edgecumbe Drive

KEY POINTS AND CONCERNS:

- This section of Neva Street is an undeveloped municipal right-of-way
- There are no municipal utilities in this portion of the right-of-way
- A 20' wide easement will be reserved down the center of the existing right-of-way to preserve a utility corridor for future development needs

ATTACHMENTS:

Attachment A: Aerial
Attachment B: U.S. Survey 3303 B
Attachment C: Site Overview
Attachment D: Photos
Attachment E: Applicant Materials
Attachment F: Public Comment

BACKGROUND

Neva Street, listed as Frank Street on U.S. Survey 3303 B, is an undeveloped municipal right-of-way (ROW). The applicant, Kris Calvin, is requesting to vacate a portion of the ROW between Blocks 6 and 7, adjacent to Lots 6, 7, 1, and 12A. This portion of Neva Street is mostly trees, berry shrubs, and contains a private driveway to 1409 Edgumbe Drive.

The applicant is in the early planning stages for redevelopment of 1409 Edgumbe Drive. These are two separate lots, but have a zoning classification that has allowed it to be developed and treated as one lot. This classification would be removed, requiring new development on the lots to conform to current zoning regulations. The applicant is interested in the vacation of Neva Street in order to add a driveway from Edgumbe Drive to one of the lots and expand the buildable area.

There are no water or sewer lines in this section of Neva Street. Given the significant grade change between Edgumbe Drive and the top of Neva Street, it is unlikely that this could be developed as a street for vehicular use, or as a corridor for water and/or wastewater utilities. However, it could be developed as a driveway access point and route for private water/wastewater utility lines. The Electric Department has identified the ROW as a potential corridor for additional electric and telecommunications infrastructure in the future; to accommodate for this, a 20' wide easement will be preserved.

Historically, rights-of-way have only been vacated when the municipality makes an affirmative determination that the property will not be required by the city in the future. All of the property owners along this portion of the ROW have voiced their support for the vacation.

PROCEDURE

- The Planning Commission will make a recommendation to the Assembly.
- The Assembly would determine whether to proceed with the request and set terms for the sale of the property.
- An ordinance to authorize the vacation and sale would be prepared in accordance with Assembly direction.
- A platting action (replat) would come before the Planning Commission for approval to reflect the property line changes.

ANALYSIS

Project/Site: The proposed area to be vacated is a section of Neva Street. It has been platted as a 60' wide ROW, and the length of this segment is approximately 337'. This is a municipally owned, but not developed or maintained, ROW.

Traffic: Applicant has proposed changing the driveway access for Lots 5 and 6 at 1409 Edgumbe Drive from Neva Street to Edgumbe Drive. Lots 7 and 8 at 214 Neva Street will have access from Davidoff Street (which may need to be readdressed). This ROW currently does not provide for vehicular thru traffic, however previous public comment was received that it is used as a turnaround point for larger delivery vehicles on Davidoff Street. In consultation with the Fire Department, staff

has determined that by vacating the ROW only to the southern corner of 214 Neva Street (rather than the southern corner of 1502 Davidoff Street) adequate turnaround space will be preserved.

Parking: Parking is located on adjacent private properties. There is no on-street parking on Neva Street as it is undeveloped.

Noise: No change in the level of noise is anticipated. Area is zoned R-1 single-family and duplex residential district.

Public Health or Safety: No impacts to public health or safety is anticipated. The surrounding properties have access for EMS, police, and fire.

Public Value or Neighborhood Harmony: The City and Borough of Sitka would benefit financially from the sale of undeveloped land, and the addition of property taxes gained by increasing the square footage of adjacent private property. The public value of maintaining a utility easement for future utility needs will be preserved. Adjacent neighboring properties could benefit from an increase in square footage to their properties in terms of value and usability. However, since this section of ROW has been historically undeveloped, it also serves as a greenbelt and buffer which could be disturbed as a result of a vacation.

Conformity with Comprehensive Plan: Land Use action LU 1.1.b asks us to “Consider social, cultural, environmental, and economic factors to support decisions to retain or dispose of land.” This step in the process, Planning Commission review and public input, aims to make space for these considerations as the proposal progresses.

RECOMMENDATION

Staff recommends approval of the vacation of Neva Street.

Motion to recommend the vacation

“I move to recommend approval of the vacation of Neva Street, an undeveloped municipal right-of-way between Edgecumbe Drive and Davidoff Street. The property is also known as Frank Street between Blocks 6 and 7, U.S. Survey No. 3303 B, Northwest Addition. The request is filed by Kris Calvin. The owner of record is City and Borough of Sitka.