



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: P 20-04
Proposal: Final Plat for a Lot Merger
Applicant: Chris McGraw
Owner: Sitka Dock Company, LLC
Location: 4513 and 4521 Halibut Point Road
Legal: Lot A, HPM Subdivision and Lot 55, USS 3475
Zone: C-2 General commercial mobile home district
Size: Current: Lot A: 100,789 square feet, Lot 55: 61,934
Proposed: 162,723 square feet
Parcel IDs: 2-5860-000, 2-5870-000
Existing Use: Commercial dock
Adjacent Use: Commercial, Industrial, Residential
Utilities: Private utilities
Access: Halibut Point Road

KEY POINTS AND CONCERNS:

1. The applicant owns both lots in question and would like to be able to utilize the properties for a single purpose (cruise ship dock and passenger facilities). Lot merger allows applicant to use lot more flexibly for structure placement.
2. The proposed replat complies with the Sitka General Code Titles 21 and 22 by creating a single, large lot that far exceeds the minimum standards for the district.
3. Platting of lots as single lot should not change impact on neighborhood outside of current use.

RECOMMENDATION:

Staff recommends approval of the final plat for a lot merger for 4513 and 4521 Halibut Point Road.

ATTACHMENTS:

Attachment A: Aerial

Attachment B: Current Plat

Attachment C: Proposed Plat

Attachment D: Site Plan

Attachment E: Photos

Attachment F: Applicant Materials

BACKGROUND & PROJECT DESCRIPTION

4513 and 4521 Halibut Point Road are both owned by the Sitka Dock Company for the use of a cruise ship port which includes a dock and passenger facilities/transportation. Both lots in question are large, flat, and developed. 4513 was replatted in 2013 through a lot merger, combining Lots 52 and 53, USS 3475. Both 4513 and 4521 have utility services available, and have adequate access to the right-of-way.

The properties were rezoned from Industrial to Commercial-2 in early 2020 in order to allow further development of the property to offer amenities for cruise passengers such as more covered space, restrooms, tour departure staging, a restaurant, a brewery/taproom, and retail services. The owners have begun construction of new buildings and facilities on the property – an aerial photo and site plan are included in attachments. Dissolution of the lot line enables more flexible development of the properties; in particular, the lot merger would relieve limitations of setbacks and fire separation distances that apply to construction proximate to a lot line.

The minimum lot requirements for the C-2 district are 60 ft. width and 6,000 square feet area. The resulting lot from the proposed lot merger will be 162,723 square feet in area and width greater than 450 linear feet.

ANALYSIS

Project/Site: Both lots are large and relatively flat, developed for general commercial/industrial use. 4513 has an existing building (the passenger loading facility), and foundations are in place for new facilities seaward (west) of the existing building. There are currently no structures on 4521.

Density: The C-2 zone does not have a maximum density or lot coverage percentage other than setback areas. This lot merger does create approximately 4,330 square feet more of buildable space (as it alleviates a 5 foot set back on either side of the 433 foot long common property line). Given the large size of the lot, the additional buildable space is anticipated to have a negligible impact on density of the development; the newly created buildable space represents only 2.7% of the total area of the lot.

Traffic: The replat would not change existing traffic patterns or anticipated volume of traffic into or out of the lot. The owners would like to retain both driveways to optimize traffic flow generated by passenger transportation.

Parking: Parking requirements will not be changed or impacted by the lot merger. Parking requirements will be calculated based on the size and type of developments on the lot.

Noise: Moderate to high levels of noise can be expected in commercial and industrial zones. The lot merger will not impact the level of noise generated by operations/development of the area.

Public Health or Safety: No concerns.

Habitat: No concerns.

Property Value or Neighborhood Harmony: As the use will not change due to the lot merger alone (changes to property use were discussed/analyzed during the rezoning process), impact to the neighborhood beyond planned use (without the lot merger) is not anticipated. The proposed lot merger provides more flexibility for the development of a large cruise ship port expansion which should be a sizable improvement to the properties.

Comprehensive Plan: The proposal supports the Comprehensive Plan Economic Development Action ED 6.5 which aims to “Support growth of Sitka’s independent, cruise-related, and heritage tourism work and enterprises” by giving the owner the ability to more flexibly and creatively develop cruise ship port operations/facilities.

RECOMMENDED MOTIONS

1) “I move to approve the final plat for a lot merger of 4513 and 4521 Halibut Point Road in the C-2 general commercial mobile home district. The properties are also known as Lot A, HPM Subdivision and Lot 55, USS 3475. The request is filed by Chris McGraw. The owner of record is Sitka Dock Company, LLC.”

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

Staff recommends the following findings:

- a. The final plat meets its burden of proof as to access, utilities, and dimensions as proposed;
- b. The proposed final plat complies with the Comprehensive Plan by following the subdivision process, and supports Economic Development Action ED 6.5
- c. The proposed final plat complies with the subdivision code; and
- d. The 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.