



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 20-06
Proposal: Final Plat for a Lot Merger
Applicant: Southeast Alaska Regional Health Consortium (SEARHC)
Owner: Southeast Alaska Regional Health Consortium (SEARHC)
Location: 1235 Seward Avenue, 201 and 219 Tongass Drive
Legal: Lots 6, 11A, and 11B, USS 1496
Zone: P public lands district
Size: Current: Lot 6: 1.9 acres, Lot 11A: 2.6 acres, Lot 11B: 10.6 acres
Proposed: 15.1 acres
Parcel IDs: 1-9410-000, 1-9406-000, 1-9408-000
Existing Use: Health services, vacant
Adjacent Use: Hospital, Education
Utilities: Existing
Access: Tongass Drive

KEY POINTS AND CONCERNS:

1. The applicant owns all lots in question and would like to be able to utilize the properties for a single purpose (development of a hospital). Lot merger allows applicant to use lot more flexibly for structure placement and better accommodate parking.
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 or surrounding developments outside of current use.

RECOMMENDATION:

Staff recommends approval of the final plat for a lot merger for 1235 Seward Avenue, 201 and 219 Tongass Drive.

ATTACHMENTS:

Attachment A: Aerial

Attachment B: Current Plat

Attachment C: Proposed Plat

Attachment E: Photos

Attachment F: Applicant Materials

BACKGROUND & PROJECT DESCRIPTION

All three lots are owned by Southeast Alaska Regional Health Consortium (SEARHC), having been recently acquired by SEARHC in 2019. Lots 11A and 6 are currently developed with office building and parking lots. The lots are large and mostly flat. Lot 11B (1235 Seward Avenue) is undeveloped, and has a walking trail on the west side of the property. It is heavily wooded.

Lot 11A makes contact with Tongass Drive, Lot 11B makes contact with Seward Avenue, and Lot 6 is on the corner of both rights-of-way. Both Tongass Drive and Seward Avenue are developed rights-of-way, so the resulting lot from the proposed lot merger should have adequate vehicular and pedestrian access. Utilities are available in the area as well, and already in place for uses on Lots 11A and 6.

The minimum lot requirements for the public lands district are determined by the specific use in mind and its loading and parking requirements. The resulting lot from this merger is 15.1 acres in size which can accommodate current uses and parking, and does not create any non-conformities.

ANALYSIS

Project/Site: Two of the lots are very developed (Lots 11A and 6) with office buildings and parking lots. Utilities are available. Lot 11B is large, wooded, and not developed.

Density: The public lands district does not have a maximum density, but it does have a maximum building coverage of 35%. With the total area resulting from the lot merger at 15.1 acres, the maximum footprint for buildings on the lot cannot exceed 230,214 square feet. Current structures on the site do not exceed this maximum.

Traffic: The replat will not change existing traffic patterns or anticipated volume of traffic into or out of the lot. Once development is proposed, traffic pattern/volume changes will need to be analyzed.

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 the public lands district depending on uses. The lot merger will not impact the level of noise generated by current operations/development of the area.

Public Health or Safety: No concerns.

Habitat: No concerns.

Property Value or Neighborhood Harmony: Future use and development of the property will be handled through other public processes such as the conditional use permit process, variance process, and/or site plan review. This lot merger in and of itself will not change the allowable uses or level of development in the area.

Comprehensive Plan: The proposal does not conflict with or contradict any of the stated goals within the Comprehensive Plan. The proposed lot merger is the first step in the expansion of health services in Sitka, which the Comprehensive Plan identified as a growth industry for Sitka.

RECOMMENDED MOTIONS

- 1) **“I move to approve the final plat for a lot merger of 1235 Seward Avenue, 201 Tongass Drive and 219 Tongass Drive in the public lands district. The properties are also known as Lots 6, 11A, and 11B USS 1496. The request is filed by Southeast Alaska Regional Health Consortium. The owner of record is Southeast Alaska Regional Health Consortium”**
- 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 identified growth of healthcare resources;
- 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.