



City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: P 20-10
Proposal: Final Plat for a Lot Merger
Applicant: Southeast Alaska Regional Health Consortium (SEARHC)
Owner: Southeast Alaska Regional Health Consortium (SEARHC)
Location: 802, 810, and 814 Halibut Point Road and 200 Brady Street
Legal: Lots 4, 5, 6, 7, 8, and 9 Block D, Moore Memorial Addition and Lot 1, Harbor View Condominium Subdivision
Zone: C-1 general commercial
Size: 1.20 acres
Parcel IDs: 1-4456-000, 1-4460-000, 1-4464-000, 1-4474-000
Existing Use: Health services, vacant
Adjacent Use: Health services, general commercial, public recreation land
Utilities: Existing
Access: Halibut Point Road and Brady Street

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 multi-use building). 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. Replatting of lots as single lot does not enable new uses or more density than would otherwise be allowed in their current platting configuration.

RECOMMENDATION:

Staff recommends approval of the final plat for a lot merger for 802, 810, and 814 Halibut Point Road and 200 Brady Street

ATTACHMENTS:

Attachment A: Aerial

Attachment B: Current Plat

Attachment C: Proposed Plat

Attachment D: New Condo Access Easement

Attachment E: Photos

Attachment F: Applicant Materials

BACKGROUND & PROJECT DESCRIPTION

All seven lots are owned by Southeast Alaska Regional Health Consortium (SEARHC), having been recently acquired by SEARHC in 2019/2020. Lots 5, 6, and 7 were the sites of a large clinic building often referred to as the “Totten Building” or “Moore Clinic” that has since been demolished. All of the lots are relatively flat, and all make contact with the right-of-way, Halibut Point Road (HPR), and therefore have good access points as well as utility connection opportunities.

802 HPR (Lot 1, Harbor View Condominium Subdivision) used to provide access for the condominiums at 800 HPR via a 32’ wide access easement. Through an agreement between SEARHC, the condo association, and CBS, a new access easement for the condominiums has been platted off of Moller Drive to redirect the condo traffic through the back of the lot. SEARHC and the condo association have agreed to vacate the access easement on the front of 802 HPR per this platting action.

The minimum lot requirements for the C-1 zone are 6,000 square feet of land area and a minimum width of 60 feet. The resulting lot from this merger is 1.2 acres in size which far exceeds the district minimums and does not create any non-conformities.

ANALYSIS

Project/Site: The sites are developed to varying degrees – most have had some clearing/grading work done, and lots 5, 6, and 7 had a large building that has been demolished. The sites are largely flat with a little elevation gain towards the back of the lots. There is some vegetation on the lots, some have large mature trees.

Density: The general commercial zones (C-1 and C-2) do not have a maximum building coverage percentage, aside from keeping setback areas clear of structures. By eliminating 12 side setbacks, total buildable area increases by 11.2%.

- Number of boundary lines vacated: 6
- Linear feet of boundary lines: 120’
- Net linear feet of boundary lines (less 14’ front and 8’ rear setback): 98’
- Side setbacks: 5’
- Side setbacks per boundary line vacated: 2
- Total side setback per boundary line: 10’

Newly created buildable area = $(98' \times 10') \times 6 = \underline{5,880 \text{ square feet}}$

In terms of the number of dwelling units that could be built (as C-1 does allow a variety of residential uses including multifamily), no additional dwelling units are enabled through this lot merger. The density calculation for the number of units that can be built on a C-1 lot is a function of gross square footage.

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 general commercial zones 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, SEARHC will continue to be follow regulatory and permitting requirements for the development of the property.

Habitat: No concerns, SEARHC will continue to be follow regulatory and permitting requirements for the development of the property.

Property Value or Neighborhood Harmony: Future use and development of the property will be handled through other applicable 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 802, 810, and 814 Halibut Point Road and 200 Brady Street in the C-1 general commercial district. The properties are also known as Lots 4, 5, 6, 7, 8, and 9 Block D, Moore Memorial Addition and Lot 1, Harbor View Condominium Subdivision. 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.