

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: August 3, 2011

TO: Planning Commission

FROM: Beth McKibben, Planner *BM*
Community Development Department

FILE NO.: USE20110014

PROPOSAL: A Conditional Use permit for five mini-storage buildings totaling, 64,800 sq ft.

GENERAL INFORMATION

Applicant: Coogan General LLC

Property Owner: Coogan General LLC

Property Address: 5600 Montana Creek Rd

Legal Description: Glacier Lands Lot 2

Parcel Code Number: 4-B29-0-115-006-0

Site Size: 5.78 acres

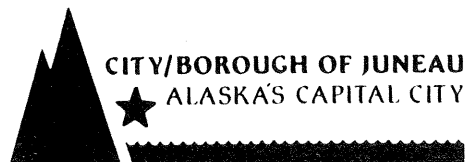
Zoning: D1

Utilities: CBJ Water & Sewer

Access: Montana Creek Road

Existing Land Use: Construction storage yard and shop building

Surrounding Land Use: North - RR, US Forest Service land
South - D-3, Single-Family Dwellings; Gravel Extraction Proposed
East - D-3 Montana Creek Rd. R.O.W; Gravel Extraction/
Reclamation
West - Juneau Gun Club range



PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of 5 self-storage buildings with a total building area of 64,800 square feet. Self-storage (ie, storage within completely closed structures) requires a Conditional Use in the D-1 zoning district under CBJ§ 49.25.300, use 10.210.

The proposed project is located, on a 5.78 acre lot accessed via Montana Creek Road. It is located across Montana Creek Road from the active West Glacier Borrow Pit and adjacent to a site with a pending application for gravel extraction. West of the site is the rifle range. Currently the site is used for construction equipment storage and houses a shop building; the shop will remain.

BACKGROUND

The site was originally part of the West Glacier Borrow Pit which opened in the mid-1950's. In 1961, the Green Construction Company (GCC) established an asphalt plant at the West Glacier pit and extracted materials for general construction fill and as asphalt aggregate. The site was operated by GCC until the mid-1970's, at which time it was leased to various other local contractors until its sale in 1983.

In 2003, Glacier Lands, Inc. subdivided the property onto three lots. This site is one of the lots created by this subdivision.

Numerous self-storage unit projects have been constructed in the City and Borough over the past twenty years, principally at Salmon Creek and Lemon Creek, on Commercial Boulevard and Anka Street, and primarily for boat storage on Industrial Boulevard and Brandy Lane. Much of this type of development in recent years has been permitted as Allowable Uses in the Industrial zoning district, both in the Lemon Creek and Industrial Boulevard areas. The self storage units behind the Jordan Creek Mall are the nearest to this Montana Creek Road site and were approved with a Conditional Use permit.

Much of the City and Borough's accessible and developable industrial land is now occupied. As evidenced by this application, however, the demand for self-storage capacity is continuing, along with the search for suitable sites and zoning classifications. Self-storage (ie, storage within completely closed structures) requires a Conditional Use in the D-1 zoning district under CBJ§ 49.25.300, use 10.210.

ANALYSIS

Project Site - The site has a very level gravel surface and is accessed from Montana Creek Road. The site has been used for many years. Currently there is a shop building on the site, which will remain.

Project Design - The applicant proposes 64,800 square feet of self storage (attachment A). The storage will be distributed in 5 single story buildings. The buildings will vary in size, with the

largest being 300'x 60' for 18,000 square feet, and the smallest 300'x 20' for 6,000 square feet. The site plan shows thirty 10'x 20' storage units in Building 1; twenty-eight 20'x 30' storage units in Building 2; thirty 20'x30' storage units in Building 3; twelve 25'x40' storage units in Building 4; and twenty five 16'x30' storage units in Building 5. A vegetated buffer will be maintained along the perimeter of the site. The buildings will be single story, with maximum building height at the peak of the roof being 30 feet. They will have sloping metal roofs and wood or aluminum siding.

CBJ§49.50.300 requires 20% of the site be maintained with vegetative cover. For this site 50,355 square feet of vegetative cover is required. The vegetative cover plan (attachment B) shows 47,555 square feet of vegetative cover. This falls 2,800 square feet short of the 20% requirement. Given the large size of the lot, it seems that the vegetative buffers along the perimeter of the site could be increased slightly to meet the 20% requirement. Staff recommends a condition that in addition to the vegetated areas shown on the site plan submitted with the project application, an additional 2,800 square feet of vegetative cover (at a minimum) shall be provided, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for any of the proposed structures.

Traffic - Using the ITE Trip Generation Manual staff estimated traffic. Using acreage, the highest estimate is 201 trips on a Saturday. When using the gross floor area of the storage units, the estimate is 151 trips on a Saturday. CBJ §49.40.300 states that a traffic impact analysis is NOT required when a development is projected to generate less than 250 average trips in a day.

As part of this Conditional Use permit process, staff solicited comments from the CBJ Streets Department and Alaska Department of Transportation & Public Facilities (ADOT&PF) regarding traffic issues and/or concerns related to this proposal. Neither department submitted any comments or concerns regarding the proposed project.

Parking and Circulation - CBJ §49.40.210 (a) requires one parking space per 1,000 square feet of gross floor area in a storage building. The project plans show 64,800 square feet of gross floor area, thereby requiring 65 spaces, three of which must be accessible spaces, one of which must be van accessible. Two loading spaces are also required

There is only one driveway accessing this site. A circulation plan is not shown on the site plan. However, the distance between the buildings shown on the plan show sufficient room to allow for parallel parking and 2 way traffic or straight/angle-in parking and one way circulation. Staff recommends that prior to issuance of a building permit for the proposed structures, the applicant must submit a revised site plan showing 62 parking spaces, 3 accessible vehicle spaces, 2 loading zones, and circulation aisles that comply with the requirements of CBJ §49.40.

Noise – Noise associated with the development is expected to result from vehicles entering and leaving the site, conversation among facility users, and the movement of stored materials into or out of the facility. Given the proximity of the site to an active gravel extraction operation and the rifle range noise is not expected to be greater than other uses in the area.

Lighting – Exterior lighting will be provided to illuminate the driving aisles and parking stalls. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements at CBJ §49.40.230(d).

Public Health or Safety - The structures meet all zoning requirements for height and setbacks and will meet all applicable building code requirements for fire safety. Fire vehicle access to the property will be via city rights-of-way. The site is located near an active gravel extraction operation and the rifle range. An application for another gravel extraction site has been submitted for the lot adjacent to this one. The adjacent uses make this site undesirable for residential uses. No public health or safety concerns have been raised by this proposal.

Property Value or Neighborhood Harmony – Available evidence indicates that property values will not be affected and the proposed use is in harmony with the surrounding neighborhood. As previously mentioned, adjacent uses make this site undesirable for residential development despite the D-1 zoning.

Conformity With Adopted Plans - The 2008 Comprehensive Plan speaks to avoiding land use conflicts. Policy 10.4 (pg 145) states:

“It is the policy of the CBJ to minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.”

As mentioned above, because of the existing neighboring land uses this site is not desirable for residential development. Developing it for self storage units will avoid potential land use conflicts that might come if the site was developed for residential uses.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 10.210 for the D-1 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the July 29, 2011, and August 8, 2011 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As established in the preceding staff report, the proposed development will not materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. As discussed in the analysis above, the proposed development will not substantially decrease the value of, or be out of harmony with, property in the neighboring area.

6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Yes. As noted above in this staff report, the proposed development is in general conformity with the land use plan, thoroughfare plan, and other officially adopted plans.

RECOMMENDATION

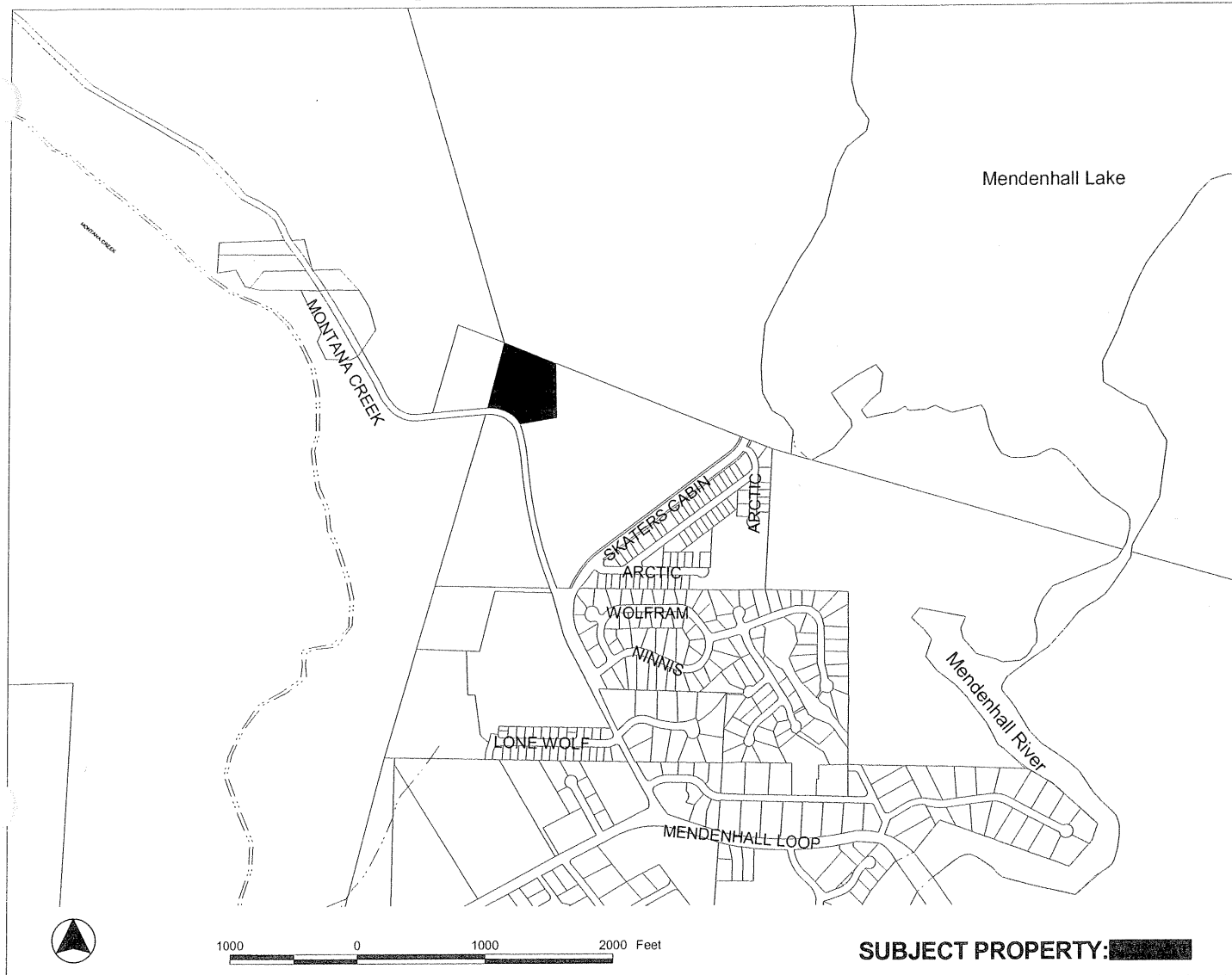
It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of five mini-storage buildings totaling 64,800 sq ft. The approval is subject to the following conditions:

1. In addition to the vegetated areas shown on the site plan submitted with the project application, an additional 2,800 square feet of vegetative cover (at a minimum) shall be installed or the installation shall be bonded for, and shown on a site plan reviewed and approved by CDD staff prior to issuance of a building permit for the proposed structure.
2. Prior to issuance of a building permit for the proposed structure, the applicant must submit a revised site plan showing 65 parking spaces, 3 accessible vehicle spaces, 2 loading zones, and circulation aisles that comply with the requirements of CBJ§49.40.
3. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at CBJ§49.40.230(d).

ATTACHMENTS

- Attachment A - Site plan
Attachment B - Vegetative cover plan

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use permit to construct single level storage units.

<p>FILE NO: USE2011 0014</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Aug 09, 2011</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: COOGAN GENERAL LLC</p> <p>Property PCN: 4-B29-0-115-006-0</p> <p>Owner(s): COOGAN GENERAL LLC</p> <p>Size: 5.78 acres</p> <p>Zoned: D1</p> <p>Site Address: 5600 MONTANA CREEK RD</p> <p>Accessed via: MONTANA CREEK RD</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at 907-586-0465 beth_mckibben@ci.juneau.ak.us

DEVELOPMENT PERMIT APPLICATION

Project Number: **CITY and BOROUGH of JUNEAU** Date Received: 6/10/11

Project Name (City Staff to Assign Name): _____

INFORMATION	Project Description Construct single level storage units as allowed		
	PROJECT LOCATION		
	Street Address 5600 Montana Creek Road	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s) 4B390 0060 LTZ <u>4-B29-0-115-006-0</u>		
	PROPERTY OWNER/LESSOR		
	Property Owner's Name Coogan General LLC	Contact Person Wayne Coogan	Work Phone: 780-6000
	Mailing Address PO Box 34499 Juneau, AK 99803	Home Phone:	Fax Number: 780-6001
	E-mail Address mail@cooganalaska.com	Other Contact Phone Number(s): 723-7634	
	<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> <p>X <u>Wayne Coogan</u> <u>6/10/11</u> Landowner/Lessee Signature Date</p> <p>X _____ Landowner/Lessee Signature Date</p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.</p>		
APPLICANT			
Applicant's Name SAME <u>Same</u>	Contact Person:	Work Phone:	
Mailing Address:	Home Phone:	Fax Number:	
E-mail Address:	Other Contact Phone Number(s):		
X <u>Wayne Coogan</u> <u>6/10/11</u> Applicant's Signature Date of Application			

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input type="checkbox"/>	Building/Grading Permit		
	<input type="checkbox"/>	City/State Project Review and City Land Action		
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)		
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	X	6/10/11 USE 20110014
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		
	<input type="checkbox"/>	Wetlands Permits		
	<input type="checkbox"/>	Zone Change Application		
<input type="checkbox"/>	Other (Describe)			
Public Notice Sign Form filled out and in the file.				
Comments:				

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
FORMS 2010 Applications Revised November 2009

BL + JZ

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>USE20110014</u>	Date Received <u>6/10/11</u>
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 49.25.300 10.210

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Construct single level, enclosed storage units as allowed

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Construction storage yard and shop building

PROPOSED USE OF LAND OR BUILDING(S):

Continued use of shop facility and construct single level, enclosed storage units as allowed

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 251,847 square feet Total Area of Existing Structure(s) Appx. 3200 square feet
 Total Area of Proposed Structure(s) To be determined square feet

EXTERNAL LIGHTING:

Existing to remain No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan
<input type="checkbox"/> Floor Plan of proposed buildings
<input type="checkbox"/> Elevation view of existing and proposed buildings
<input type="checkbox"/> Proposed Vegetative Cover | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation
<input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
|---|---|

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1600</u>	_____	_____
Admin. of Guarantee	\$ _____	_____	_____
Adjustment	\$ _____	_____	_____
Pub. Not. Sign Fee	\$ <u>50.00</u>	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____
Total Fee	\$ <u>1750.00</u>	<u>6337</u>	<u>1576</u> <u>6/10/11</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

5600 Montana Creek Storage Units

We are proposing to construct enclosed storage units on the 5600 Montana Creek Road property. The property is 5.78 acres and is bordered on the East and Southeast sides by the Montana Creek gravel pit, the Juneau Gun Club range to the West Forest Service land to the North, Montana Creek Road and the proposed Montana Creek West Gravel Pit property to the Southwest. The property is graded and flat with no drainage issues expected. Water is City provided and there is a septic system in place on the property. There is a fire hydrant located just across Montana Creek Road from the Southwest corner of the property.

Unit sizes will vary by building and are shown on the attached sketch. Construction will be a basic foundation with a slab on grade. Walls and roof will be constructed to CBJ building standards with a garage door in each individual unit for accessibility. The drive ways will vary from 50 ft to 100 ft wide and will provide ample space for parking, loading, and accessibility to each unit. The units will not be heated but will have lighting. No restroom facilities are proposed. The site will have 24 hour access and managed on-site by Coogan General LLC. There is a locking entrance gate for security and each renter will have a key, or a push code for the main gate and his/her unit door.

To date, the closest storage facility for Valley use is behind the Jordan Creek Mall. No facility exists to serve those in the Back Loop, Mendenhall Valley or Auke Bay areas. Because of the limited numbers of units, 24 hour accessibility, and renters living in a close proximity of the facility, traffic impact will be minimal.

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JUN 10 2011
PERMIT CENTER/CDD

RECEIVED

JUN 10 2011

PERMIT CENTER/CDD

SUN

NO. 10242

DELTA=53°34'12"
R=418.45'
L=391.24'
T=211.24'

DELTA=43°06'17"
R=418.45'
L=314.81'
T=166.27'
CHORD=550.34'03"E
CL=807.44'

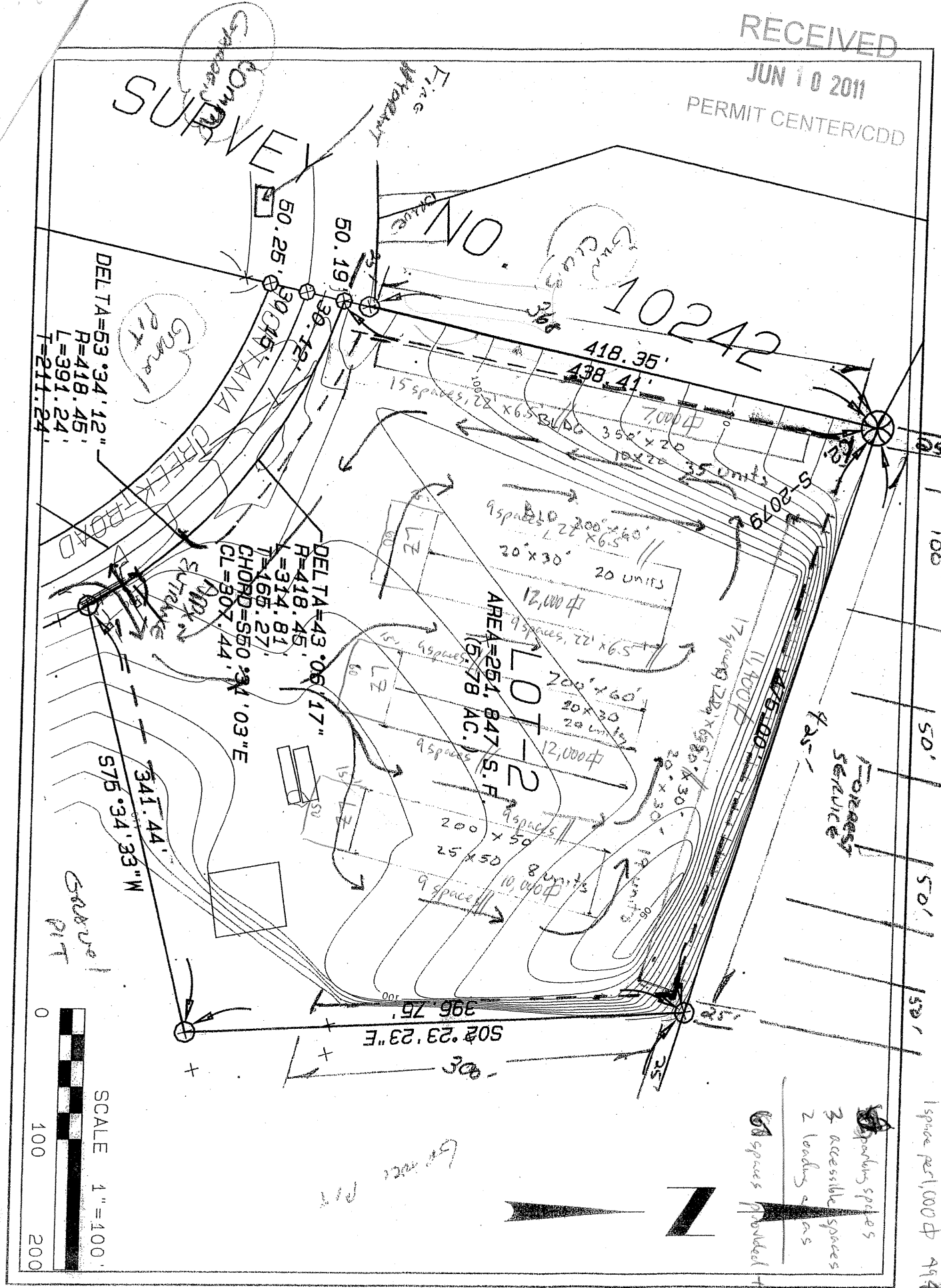
LOT-2
AREA=251,847 S.F.
(5.78 AC.)

SCALE 1"=100'



- parking spaces
- 3 accessible spaces
- 2 loading areas
- GA spaces provided + loading

52410 total: 5 buildings
1 space per 1,000 sq ft 49,482 sq ft



FAX TRANSMITTAL



To: 586-3365

Original: Not Mailed Mailed

Date: 2011-JUNE-10

Job: _____

Attn: NICOLE JONES

CBJ PLANNER

Re: Vegetative Cover Plan

PO Box 34499
Juneau AK 99803
Tel 907-780-6002
Fax 907-780-6001
email@cooganalaska.com

Items faxed:

Remarks:

Nicole,

Attached is our vegetative cover plan for the 5600 Montana Creek Road Storage Units. You can use the same email for Lloyd Coogan or call him @ 780-6000 office or 723-7631.

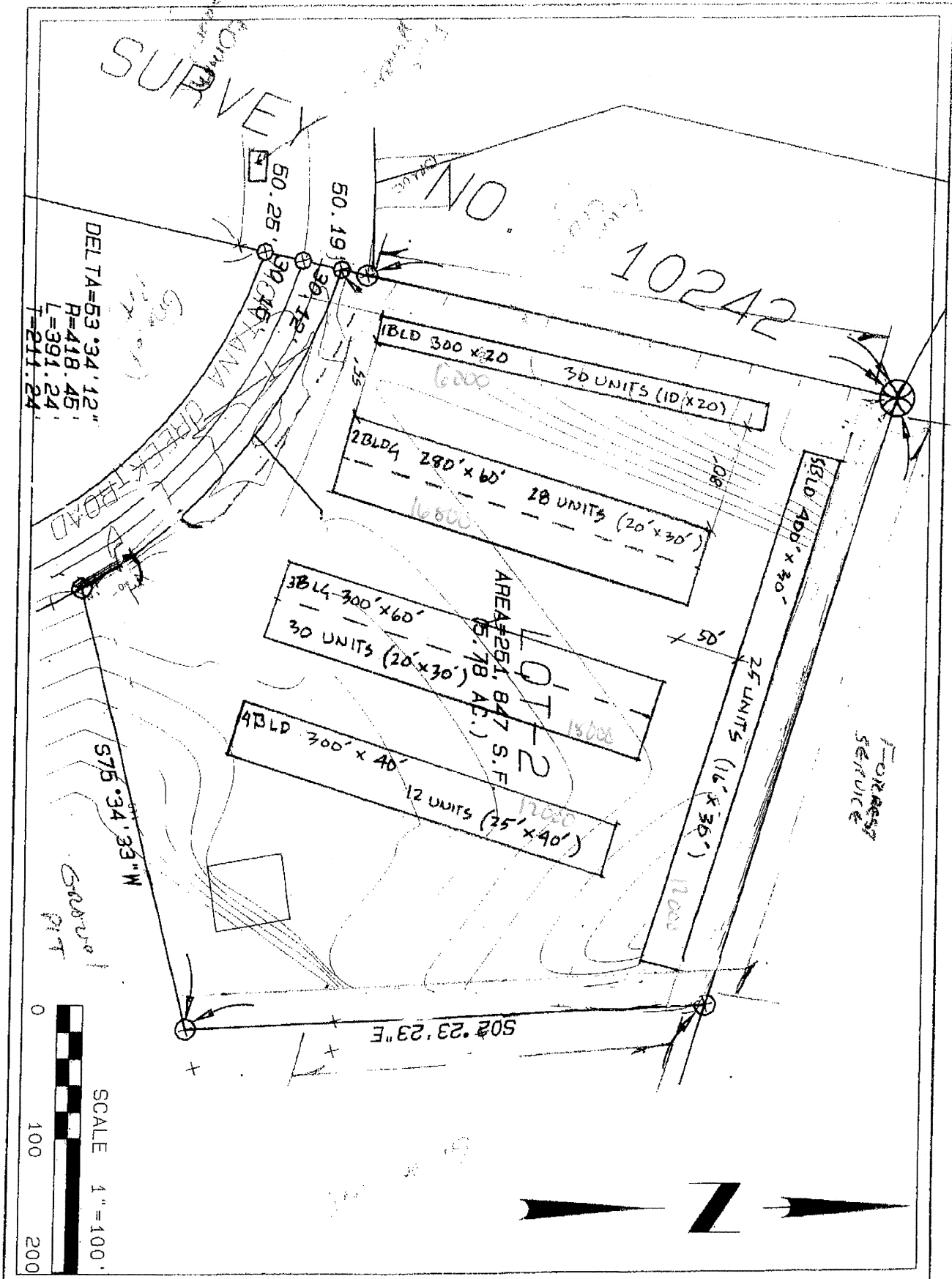
Thanks for all of your help. It's been a pleasure working with you.

Thanks,
Richard Burns

By Richard Burns - Projects Mgr
Title

Total sheets faxed including this sheet: 2

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JUN 10 2011
PERMIT CENTER/CDD

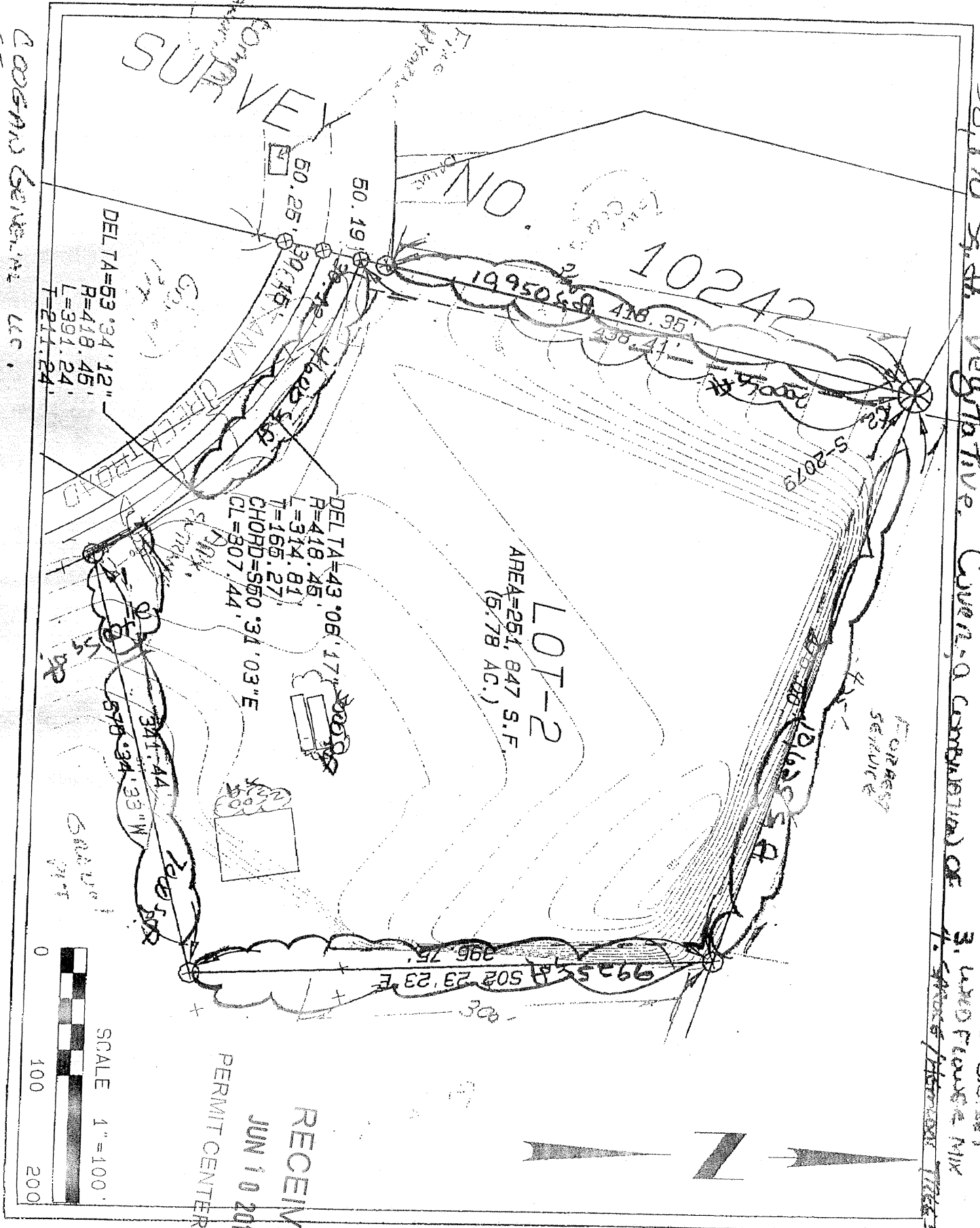


ATTACHMENT A

COOGAN GENERAL LLC
STORAGE UNITS

2000 INDIAN LACER (C.U.)
50,870 S.D. Vegetative. Cover-0 (COMPLETION) OF
1. SPACES/INTERIOR TRUCK

- 2. NATIVE GRASSES
- 3. LIND FLOWERS MIX



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