DATE: September 20, 2012

TO: Planning Commission

FROM: Nicole Jones, Planner
Community Development Department

FILE NO.: USE2012 0016

PROPOSAL: Conditional Use permit application for a new 13,000 square foot commercial building containing retail, food vending, and an indoor shooting range.

GENERAL INFORMATION

Applicant: Juneau Mercantile and Armory

Property Owner: Valley Centre Development, LLC

Property Address: 1720 Crest Street, Juneau, AK 99801

Legal Description: Valley Centre Greenbelt Block L Lot 9A, 10, and 11

Parcel Code Numbers: 5-B15-0-109-005-0, 006-0, 007-0

Site Size: 27,972 square feet (0.64 acres)

Zoning: General Commercial

Utilities: Public Water & Public Sewer

Access: Crest Street and Airport Boulevard

Existing Land Use: Vacant

Surrounding Land Use: North - General Commercial (GC); commercial use South - Yandukin Drive then Industrial (I); Airport East - Industrial (I); CBJ owned Greenbelt West - Industrial (I); Southeast Mining Supply
ATTACHMENTS

Attachment A  Applicant’s Submittals
Attachment B  Juneau Wetlands Management Plan pg. 8
Attachment C  Valley Centre Greenbelt Subdivision Plat #96-6
Attachment D  Abutter’s Notice

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 13,000 square foot commercial building that houses an indoor shooting range, retail, food vending, training, and offices (Applicant’s Submittals—Attachment A).

BACKGROUND

The proposed project is planned to span three parcels in the General Commercial zoning district. This lot is located on a corner bordered by three rights-of-way: Crest Street, Airport Boulevard, and Yandukin Drive. This lot has been largely vacant.

Over the years applicants have inquired about the feasibility of developing these lots, but it has continued to remain vacant. Within the last two years an applicant (not the property owner) proposed to develop the site into a used car sales lot, drive-through espresso stand, and airport parking. They decided to withdraw the application due to expenses relating to on-site drainage and inability to gain access off of Yandukin Drive.

While this site has not been developed, the site has had site prep done with fill of categorized wetlands prior to the adoption of the Juneau Wetlands Management Plan. According to the Juneau Wetlands Management Plan this site has Category C wetlands (See Juneau Wetlands Management Plan—Attachment B). This site is directly adjacent to Jordan Creek; in 1996 a greenbelt was established to encompass the 50 foot setback of Jordan Creek (See Plat #96-6—Attachment C).

ANALYSIS

Project Site – The proposed project spans three parcels on the corner of Yandukin Drive, Crest Street, and Airport Boulevard. The total area of the three parcels is 27,972 square feet. These lots are currently vacant; however, some work had been done to fill wetlands and grade the site. A recommended condition of approval would be that the applicant completes a minor lot consolidation so that the proposed structure does not cross property lines.

Project Design – The proposal is for a two story structure with a basement. The footprint of the structure would be approximately 5,000 square feet. The basement would house the principal
attraction of the use; an indoor shooting range. The indoor shooting range will be primarily accessed by stairs from the main floor; the applicant is also proposing to install an elevator which would be available for patrons in addition to the movement of freight. The basement will be divided in half with 5 shooting lanes on each divided half of the basement. The applicant explains that each lane will have a shooter and a trained staff person assisting the shooter (See Applicant’s narrative—Attachment A).

In addition to the indoor shooting range the applicant is proposing a retail component, training room, offices, and a food vending area. The second story portion of the structure will have additional retail and offices and will be open to the main floor.

The structure is situated on the lot so that the entrance faces Crest Street and access is available from Crest Street and Airport Boulevard. The applicant has arranged the site to allow café seating that is enclosed, but on the exterior of the structure. The site also has a substantial covered entry way.

The applicant has not identified hours of operation, but suggests that this use will be open year round meeting a Juneau need that is currently unmet.

Staff solicited comments from Community Development Building Division, CBJ Streets, CBJ General Engineering, CBJ Assessor’s Office, Fire Department, CBJ Lands and Resources, CBJ Parks and Recreation, and CBJ Public Works.

Comments Received:

Charlie Ford, Building Codes Official, CBJ Community Development Department
The Building Department has no issues with this project at this time.

Dan Jager, Fire Marshall, Capital City Fire & Rescue
There are no fire department issues for this project.

Dave Crabtree, Utilities Superintendent, CBJ Public Works
No real concerns except for the point John brings up below. In the past we have experienced billing issues with Utility Turn On’s and such for buildings that span over more than one lot. It would be ideal to see them combine the lots into one single lot if that is a reasonable request.

John Sahnow, Appraiser III, CBJ Assessor’s Office
This project has improvements that span 3 parcels. There has been lengthy discussion in the past as to the potential problems for assessment created by this approach. Why is not a requirement of this permit that the lots be consolidated into a single parcel?

Jeannie Johnson, Airport Manager, Juneau International Airport
The Airport has no objection.
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I just want to make certain that this developer understands there will be the need to work through FAA for a 7460-1 if they plan to use a crane. The land is very close to the airport and there might be an issue of penetrating airspace during construction.

The location is within the noise contours of the Airport. If it was residential it wouldn't be allowed. Because it is commercial I just want to make certain the developer understands they are next to an Airport and there will be noise.

Ron King, Chief Regulatory Surveyor, CBJ General Engineering
General Engineering has no issues with the Conditional Use permit; our concerns will be addressed with the building permit.

Brent Fischer, Director, CBJ Parks and Recreation
Parks and Recreation has no concerns with this project.

Staff recommended conditions:

- Prior to a Certificate of Occupancy for this structure, a minor lot consolidation shall be recorded consolidating Lots 9A, 10, and 11 of the Valley Centre Greenbelt Block L.

Traffic – The applicant’s intent of this use is to primarily be targeted to the tourist industry; therefore, the majority of users will arrive to the site via a shuttle or bus. The site plan has provided a dedicated loading zone that will also be used as van parking (See Applicant’s submittals—Attachment A). Because the size of this commercial use is relatively small, a Traffic Impact Analysis is not required.

Parking and Circulation – The different components were broken down into: retail and an indoor shooting range. The retail areas were calculated per CBJ §49.40.210(a) with one space required for every 300 square feet of gross floor area.

The parking calculation for the indoor shooting range was calculated based on capacity. The parking table provided in CBJ §49.40.210(a) did not have a use similar to an indoor shooting range, the closest use was a bowling alley where 3 parking spaces are required per alley. This parking requirement seemed unreasonable since there would at maximum be two people per lane with five lanes. The proposal currently is to develop one side of the basement with 5 lanes, then at some point in the future develop the other side of the basement in to 5 more shooting lanes. It was determined that the each lane’s capacity would be 2 people with a total parking requirement for the shooting range to be 10 parking spaces. The parking requirement for this site was determined to be 36 spaces.

Shooting Range: 10 spaces
Retail: 26 spaces

Total: 36 with 2 Accessible spaces
Noise – The noise generated from this use is expected at this location is expected to be minimal for this zoning district. The indoor shooting range will be completely enclosed so no noise is expected to occur past the walls of the building. Noise at this site will mostly be a result of people coming and going from the building. As disclosed by the Airport Manager, Jeannie Johnson, this area is a high noise area. Due to the proximity of this site to the airport, noise is not expected to be a concern.

Public Health or Safety – The applicant states in their written narrative that the indoor shooting range “...is specifically designed to provide a safe, convenient, and interesting introduction to shooting sports for beginners and an equally safe and convenient training...”. Additionally, the applicant states that the design of the structure will, “...have state of the art bullet traps, wire-retrievable targets, complete sound-proofing and the most secure ammunition storage facility in the city” (See Applicant’s submittals—Attachment A).

Based on drawings submitted and inter-departmental review there has been no evidence presented that this proposed use will endanger public health or safety.

Habitat – This site has categorized wetlands as identified in the Juneau Wetlands Management (See page 8 of the Juneau Wetlands Management Plan—Attachment B). The fill that was placed on the site was done prior to the adoption of the Juneau Wetlands Management Plan. This site is near Jordan Creek with the western property line at the 50 foot setback from Ordinary High Water as measured during a site visit in 2011. However, this site is not located in a Special Flood Hazard and there are no mapped eagle nests.

Property Value or Neighborhood Harmony – The project proposal is designed to improve a vacant lot with a commercial use. The CBJ Assessor’s Division did not express any concern with property value with an approval of this indoor shooting range and the proposed accessory uses.

Additionally, as of the date of this memorandum there have been no comments from adjacent property owners that have been received regarding this project proposal.

Conformity with Adopted Plans – CBJ §49.25.300 Table of Permissible Uses allows indoor shooting ranges in Rural Reserve (RR), General Commercial (GC), and Industrial (I) zoning districts. The proposed project is located within the General Commercial zoning district which allows an indoor shooting range with the issuance of a Conditional Use permit.

The 2008 CBJ Comprehensive Plan identifies a need for Tourism and Visitor facilities and services in the following policy:

Policy 5.4. It is the policy of the CBJ to encourage tourism, convention and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau’s natural, cultural and economic attractions for local residents and visitors alike, and to participate in the accommodation of the future growth of tourism in a
manner that addresses both community and industry concerns.

The 2008 CBJ Comprehensive Plan also encourages commercial and industrial development that is year-round:

Policy 5.8. It is the policy of the CBJ to encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services.

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 6.150 for the General Commercial 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 September 14, 2012 and September 24, 2012 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 discussed above, this proposed use will not 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. Based on comments received during inter-department review and discussed in this report, this project will not substantially decrease the value 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. Based on the analysis above, this project is in general conformity with Title 49 Land Use code and the 2008 CBJ Comprehensive Plan.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Yes. As identified in the Juneau Wetlands Management Plan, this parcel has categorized wetlands that have been previously filled. The site has been completely filled and graded; therefore, this proposal will comply with the Juneau Coastal Management Program.

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 13,000 square
foot commercial building with retail, training, offices, food vending, and an indoor shooting range.

Staff recommended conditions:

1. Prior to a Certificate of Occupancy for this structure, a minor lot consolidation shall be recorded consolidating Lots 9A, 10, and 11 of the Valley Centre Greenbelt Block L.
DEVELOPMENT PERMIT APPLICATION

CITY and BOROUGH of JUNEAU

Project Number

Date Received: 8/22/12

CITY and BOROUGH of JUNEAU

Project Name

Project Description
Multi-use retail firearms vending, training, and recreational shooting range

PROPERTY LOCATION

Street Address
1720 Crest Street

City/Zip
Juneau, 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
Valley Centre B L L 9A, 10, & 11

Assessor’s Parcel Number(s)
5B1501090050, 0060, & 0070

LANDOWNER/LESSEE

Property Owner’s Name
Valley Centre Dev. LLC

Contact Person
Sydney J. Smith

Work Phone:

Home Phone:
789-9578

Fax Number:

E-mail Address

Other Contact Phone Number(s):

LANDOWNER/LESSEE CONSENT

I am the owner of the property subject to this application and I consent as follows:
A. I grant permission for officials and employees of the City and Borough to inspect my property as needed for purposes of this application.

Landowner/lessee Signature

Date: 8/20/12

LANDOWNER/LESSEE CONSENT

I am the owner of the property subject to this application and I consent as follows:
A. I grant permission for officials and employees of the City and Borough to inspect my property as needed for purposes of this application.

Landowner/lessee Signature

Date: 8/20/12

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.

APPLICANT

Applicant’s Name
Juneau Mercantile and Armory

Contact Person
Dan Miller

Work Phone:
523-2298

Home Phone:

Fax Number:
528-3277

E-mail Address
dmiller@gti.net

Other Contact Phone Number(s):

Date of Application: 8/22/12

OFFICE USE ONLY BELOW THIS LINE

Permit Type

Application Number(s)

Date Received

Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)

8/24/12

USE 12-016

Staff Approvals

Permit Intake Initials

ESE

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

Revised November 2009

ATTACHMENT A
**ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION**

**Project Number**

**Project Name (15 characters)**

**Case Number**

**Date Received**

**TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED**

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

Please list the Table of Permissible Uses Category: 2.200 and 6.150

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

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

Build new 13,000 GSF two story building with lofts containing retail vending space, a shooting range, coffee shop, training space and offices.

**IS THIS A MODIFICATION OF AN EXISTING APPROVAL?**

- NO
- YES – Case 

**CURRENT USE OF LAND OR BUILDING(S):**

Vacant

**PROPOSED USE OF LAND OR BUILDING(S):**

Retail and shooting range with accessory uses

**UTILITIES PROPOSED:**

- WATER: ☑ Public ☐ On Site
- SEWER: ☑ Public ☐ On Site

**SITE AND BUILDING SPECIFICATIONS:**

- Total Area of Lot 27,972 square feet
- Total Area of Existing Structure(s) 0 square feet
- Total Area of Proposed Structure(s) 13,000 GSF

**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:**

- ☑ Site Plan
- ☑ Floor Plan of proposed buildings
- ☑ Elevation view of existing and proposed buildings
- ☑ Proposed Vegetative Cover

- ☑ Existing and proposed parking areas (including dimensions) and proposed traffic circulation
- ☐ 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

- Application Fees $750
- Admin. of Guarantee $0
- Adjustment $0
- Pub. Not. Sign Fee $50
- Pub. Not. Sign Deposit $100
- Total Fee $900

**Check No.** ☐ **Receipt** ☐ **Date** ☐

**NOTE:** MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Revised December 2009 - I:\FORMS\2010 Applications
Narrative for Juneau Mercantile and Armory

This application is for a unique retail facility that will serve residents and visitors alike. The building is specifically designed to provide a safe, convenient, and interesting introduction to shooting sports for beginners and an equally safe and convenient training and practice venue for amateur and professional shooters. The key elements, of course, are the shooting lanes in the basement floor. This concrete enclosure will have state of the art bullet traps, wire-retrievable targets, complete sound-proofing and the most secure ammunition storage facility in the city.

Shooting as a profession, as a pastime and as a sport is ubiquitous all over Alaska and Juneau is no different. There are other shooting facilities in Juneau that include the Hank Harmon Rifle Range, which is outdoors; the Juneau Gun Club’s trap range; and the indoor range at Montana Creek which is limited to pistols and small caliber rifles. None of these provide an indoor, year-round, fully staffed social setting combined with the opportunity for training, shooting, and conversing about firearms and the shooting sports.

This will be a commercial facility but it will fill a social niche that is empty in Juneau at the present time. As might be expected, one of the most significant economic engines will be revenue from visitors, including cruise ship passengers and crew, who want to see what it is like to handle and fire a wide variety of firearms. Bus service to the downtown tourist locations will be provided. Other forms of revenue will come from sales of firearms, souvenirs, and refreshments on site.

The building will occupy a 5,000 square foot footprint. The lower storey will be a concrete-enclosed, below ground, containment for the shooting lanes and ammunition storage. The main floor will be a log cabin-style Great Room similar to iconic lodges and road houses in Alaska. The main floor will contain a souvenir vending space; displays of firearms and ammunition for sale; a coffee shop with tables; a lounge area with fireplace; and an instructional area. There will be a partial third story in the attic area to provide office space and an employee lounge.
SITE ANALYSIS

ZONE: GC (GENERAL COMMERCIAL) DISTRICT

SITE AREA: 27,827 SF

VEGETATION: 2,763 SF (10%) REQUIRED
5,871 SF (21%) PROPOSED

PARKING: 36 STALLS (2 ACCESSIBLE) REQUIRED
36 STALLS (2 ACCESSIBLE) PROPOSED

SITE LIGHTING: FULL-CUT OFF REQUIRED
EXCEPT RV BUILDING OR SOFIT
EXCEPT PROPOSED

BUILDING USE: RETAIL WITH SHOOTING RANGE

YANDUKIN DRIVE

RECEIVED
AUG 24 2012
PERMIT CENTER/CDD
PROPOSAL: Conditional Use permit application for a new 13,000 square foot commercial building containing retail, food vending, and an indoor shooting range.

FILE NO: USE2012 0016
TO: Adjacent Property Owners
HEARING DATE: Sep 25, 2012
HEARING TIME: 7:00 PM
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801

APPLICANT: JUNEAU MERCANTILE AND ARMORY
Property PCN: 5-B15-0-109-005-0
5-B15-0-109-006-0
5-B15-0-109-007-0
Owner(s): VALLEY CENTRE DEVELOPMENT LLC
Size: 7571 sqft
Zoned: GC
Site Address: AIRPORT BLVD
Accessed via: AIRPORT BLVD

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
NICOLE JONES 586-0218 NICOLE_JONES@CI.JUNEAU.AK.US
Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: September 11, 2012