

# MEMORANDUM

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

**DATE:** February 22, 2013  
**TO:** Planning Commission  
**FROM:** Beth McKibben, Planner *BMC*  
Community Development Department  
**FILE NO.:** AME2012 0010  
**PROPOSAL:** Rezone Request from D5 to D18.

The City and Borough of Juneau Code states in CBJ §49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

**Applicant:** Grant Rentals, LLC

**Property Owner:** Lots 11-14 fraction - Same  
Lot 9 & 10 Fraction – Eger & Delores Halloway  
Lots 7 Fraction & 8 Fraction – Tiffany Wilson  
Lot 6 & 7 Fraction – Pamela Varni & Robert Frank

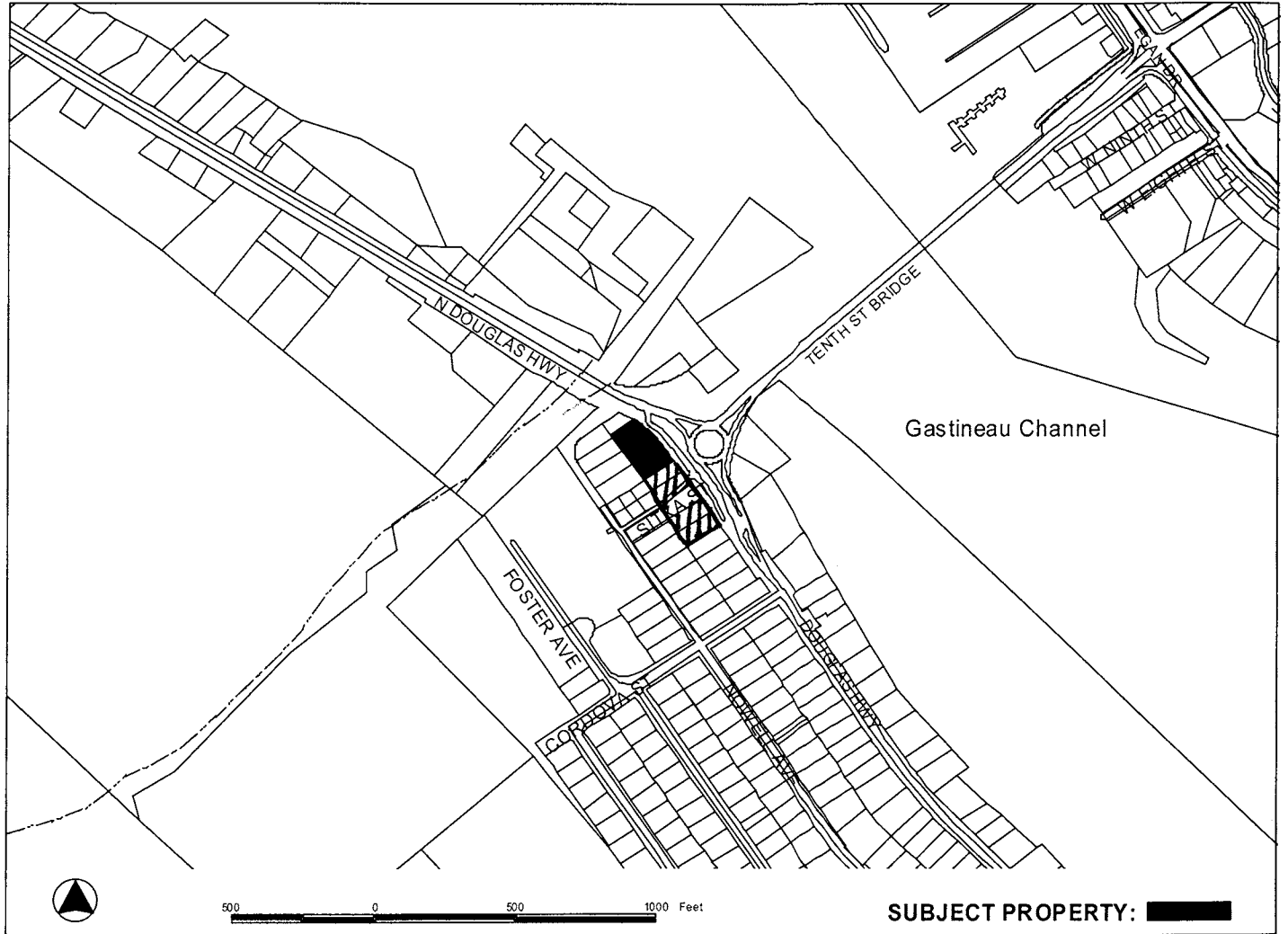
**Property Address:** 3451 Douglas Hwy  
3441 Douglas Hwy  
3421 Douglas Hwy  
3411 Douglas Hwy

**Legal Description:** West Juneau Block D Lots 11-14 fraction  
West Juneau Block D Lot 9 & 10 Fraction  
West Juneau Block D Lots 7 Fraction & 8 Fraction  
West Juneau Block D Lot 6 & 7 Fraction

**Parcel Code No.:** 1-D06-0-L02-008-0  
1-D06-0-L02-007-0  
1-D06-0-L02-006-0  
1-D06-0-L02-005-0  
1-D06-0-L02-004-0







## **ATTACHMENTS**

- A – Showing area of proposed rezone
- B – Showing area of all property owners invited to neighborhood meeting
- C – Zoning Map
- D – 2008 Comprehensive Plan Map
- E – 1995 Comprehensive Plan Map
- F – Materials from the January 7 2013 Neighborhood Meeting

## **BACKGROUND**

In July 2012 the applicant applied to have West Juneau, Block D, lots 11, 12, 13 and a fraction of lot 14 rezoned from D5 to D18. After reviewing the maps of the surrounding area and existing land uses it made sense to staff to expand the rezone to include additional lots as shown on attachment A. Initially staff considered expanding the rezone to include the entire block to Cordova Street. However, after further consideration only the lots with access to the frontage road are suggested for inclusion.

On January 7, 2013 staff held an informational meeting to discuss the proposed rezoning with all owners of property in the area being considered for inclusion in the rezone (attachment F). Invitations to the meeting were mailed to the owners of all properties shown on attachment B. Two of the area property owners attended the meeting. The applicant was one. The applicant's representative also attended the meeting.

## **DISCUSSION**

The site that applicant has requested be rezoned is made up of four lots with a total area of 27,427 square feet. It is developed with a single family home and apartment. The applicant recently purchased the property. If the rezone request is approved, the applicant intends to redevelop the building as a small multi-family building. If the area is rezoned to D18 a maximum of 11 units are possible. Because of the small size of the site providing the required parking and vegetative cover, combined with the 35 foot maximum height it may not be possible for the maximum number of units to fit on the site.

The other parcels staff is suggesting be included are all developed. There are four owners of property included in this area, but each owner and has more than one lot. One site with one owner includes four lots. Two of the four lots are up hill to the east and are currently zoned D18. This lot is developed with a single family dwelling and at D18 zoning has a maximum capacity of 14 units. The other two properties are developed as a duplex and a single family home with an apartment. The larger of the two is currently developed with a single family home and apartment. If it is rezoned to D18 it has a capacity for 5 units. The smallest lot currently has a duplex and if rezoned could be developed with a total of 3 units. In summary, today there are

seven dwelling units in the area proposed for rezoning. If the rezone is approved there is a potential of a total of 33 dwelling units –or 26 new units.

The area of the potential rezone is located between Douglas Highway and is surrounded by D18 zoning to the east and north and D5 zoning to the west and south (attachment C). The size of the lots and the development is similar to the surrounding area; both the areas zoned D18 and D5. There are a few multi-family complexes in the D18 neighborhoods but much of the area is developed as single family, single family with apartment and duplex units. Breeze In is located across Douglas Highway from this area. It is zoned D5 but is also included in the Convenience Store Overlay District.

Access to the area being considered for rezone is either from the frontage road along Douglas Highway or from Sitka Street via Cordova Avenue. When evaluating rezoning requests, impacts to traffic are always a consideration. CBJ §49.40.300 establishes the requirements for Traffic Impact Analysis (TIA). A traffic impact analysis is required for developments expecting to generate over 500 of vehicle trips in a day. For a development expected to generate between 250 and 500 a TIA may be required at the Director's discretion. A development estimated to generate 250 or less vehicle trips in a day is not required to complete a TIA. A rezone request is not a development and a TIA is not required. However, rezoning to a more intensive use brings the potential for additional vehicle trips. Using the ITE Trip Generation Manual staff estimated the maximum potential dwelling units (33) that could be allowed at D18 zoning are expected to generate less than 250 vehicle trips in a day. This number of vehicle trips would not require a TIA under CBJ §49.40.300. The intersection at Cordova and Douglas Highway does experience delays in the morning peak hour and with additional dwelling units may experience even greater delays. But the lots being considered for the rezone all have access to the frontage road and can easily choose to access Douglas Highway from the North Douglas Highway leg of the roundabout. According the TIA done in 2009 for the rezone in North Douglas that included more than 125 acres and potentially more than 1,000 new dwelling units, the roundabout functions at a Level of Service (LOS) B, which is very good.

The area of the proposed rezone is shown on map M of the Comprehensive Plan (attachment D). The lots are identified as UDLR =Urban Low Density Residential. The Comprehensive Plan on page 163 describes ULDR as follows:

*These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a size and scale consistent with a single-family neighborhood.*

Current zoning districts that meet the description of ULDR are D1, D3 and D5. However, in the area under consideration, the lots, as platted are very small, resulting in multiple lots being held in common ownership and developed as if they were one parcel.

The area of the requested rezone is immediately adjacent to D18 zoning and an area shown as Medium Density Residential (MDR) on the Comprehensive Plan maps. Page 164 of the 2008 Comprehensive Plan describes MDR as follows:

*These lands are characterized by urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood.*

D18 zoning is appropriate for areas shown as MDR in the Comprehensive Plan. The CBJ Land Use code describes D-18 as follows:

*(f) The D-18 residential district is intended to accommodate primarily multi-family residential development at a density of 18 dwelling units per acre. This is a high density multi-family zoning district intended to accommodate midrise-type development.*

This area was developed as single family residential prior to the existence of zoning in CBJ. Many of the lots front on what has become a very busy highway. The MDR area on the 1995 Comprehensive Plan maps did not extend all the way to Douglas Highway and include this block of lots because they front on the highway (attachment E). Increasing potential development/driveways on the highway is not safe. However, since the 1995 Comprehensive Plan maps were created the AkDOTPF installed the Douglas roundabout and the lots being considered for rezoning now all have access to a frontage road and can access Douglas Highway from the North Douglas Highway leg of the roundabout.

### **ZONE CHANGE INITIATION**

CBJ §49.75.110. INITIATION. A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

1. Was the proposed zone change initiated by the property owner during the appropriate time frame?

**Yes.** The application for the subject zone change was made on July 10, 2012.

2. Has the director provided adequate public notice through newspaper advertising, property owner mailings and requiring a public notice sign to be posted on-site

**Yes.** The public was notified through newspaper advertising published on February 16 and February 25, mailings to owners of all properties within 500 feet of the subject property, and a public notice sign posted on-site for two weeks prior to the Planning Commission hearing on the rezone request.

---

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

CBJ §49.75.120, Restrictions on Rezoning was recently amended to read, in part “A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.” (emphasis added). Prior to this amendment rezoning could not allow uses which violate the land use maps of the Comprehensive Plan. The new language provides flexibility in review of rezoning and the maps of the comprehensive plan.

In Chapter 11, Comprehensive Plan Land Use Maps (pg 159) the following guidance is made in regard to rezoning:

*In considering re-zoning request, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration: in some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation in an undisturbed state for purposes of habitat preservation, flood control, or providing a buffer between development and areas subject to natural hazards.*

Clearly the land use maps of the Comprehensive Plan are not “cast in concrete” and there is some flexibility in review. Page 1, paragraph 5 of the 2008 Comprehensive Plan further supports the flexibility of the plan, but emphasizes that it should be used when considering community growth, along with other current information.

These lots, all having access to the frontage road in D18 zoning are, (when considering access, existing development, and surrounding development) consistent with surrounding land uses and zoning and therefore, rezoning to D18 substantially conforms to the maps of the comprehensive plan.

The Comprehensive Plan offers general guidance for residential development: Policy 10.1 (page 142) states “it is the policy of the CBJ to facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all CBJ residents.”

Standard Operating Procedure 10.1.SOP2 (page 143) states “Designate sufficient land on the Comprehensive Land Use Maps and zoning maps to provide for a full range of housing types and densities desired by CBJ households. Provide choices in residential neighborhood character such that residents can choose to live in urban, suburban and rural residential settings and neighborhoods.”

Policy 10.3 (page 144) states “It is the policy of the CBJ to facilitate residential developments of various types and densities that are appropriately located in relation to site considerations, surrounding lands uses, and capacity of public facilities and transportation systems.”

As mentioned above, the area of the proposed rezone is shown on Map M of the 2008 Comprehensive Plan. This site is within Subarea 9 of the Comprehensive Plan. Two of the guidelines and considerations should be considered when evaluating the proposed rezone:

1. Provide for additional medium to high density residential development in areas with access to arterials and served by municipal water and sewer and adequate road and intersection capacity.
2. Future development in North Douglas, West Juneau or Downtown Douglas will require improvements to the 10<sup>th</sup> and Egan intersection and may require additional traffic capacity on the Juneau-Douglas bridge a problem currently exists during the weekday morning peak travel period for motorists seeking to turn left onto Douglas Highway from Cordova Street. The CBJ should work with DOT to upgrade the 10<sup>th</sup> and Egan Drive intersection as a top priority.

As discussed above, the lots proposed for rezoning all have access to the frontage road and are able to access Douglas Highway from the North Douglas Highway leg of the roundabout, and are able to avoid the Cordova Street intersection.

#### **COMPLIANCE WITH CBJ LAND USE CODE**

#### **RESTRICTIONS AND PROCEDURE**

CBJ §49.75.120. RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

The CBJ Land Use Code provides minimum restrictions for zone change requests. This proposal conforms to these restrictions as follows:

1. The request is for less than 2 acres, but if approved will expand an existing D18 zoning district.
2. No similar request has been made in the past year.
3. This request substantially conforms to the land use maps of the 2008 Comprehensive Plan.



## **HABITAT**

### **49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS JUNEAU COASTAL MANAGEMENT PROGRAM (ACMP)**

**Not applicable.** Rezoning does not require permits that might be required through the JCMP. Permits for construction will address these issues when specific projects are proposed.

## **PUBLIC COMMENT**

At the time of the writing of this staff report no public comments had been received. The one property owner that attended the neighborhood meeting was not sure of her opinion of the proposal. She was invited to contact staff directly at any time with any questions, comments or concerns, and she has not done so at this time.

Staff notes for the lots outside the applicant's request, that staff has proposed be included in the rezone, none of the property owners have commented. They were invited to the neighborhood meeting and received notice of the public hearing.

## **FINDINGS**

After review of the application materials, the CBJ Land Use Code, and the CBJ 2008 Comprehensive Plan the Director makes the following findings:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions and procedural requirements of the CBJ Land Use Code.
2. This proposal substantially conforms with the Land Use maps of the Comprehensive Plan – specifically Map M.
3. The rezoning is constitutes the expansion of an existing zone.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend the Assembly approve the rezone the subject parcel from D-5 to D-18.

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <u>7/25/12</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description <u>rezoning request DS to D18</u>		
	<b>PROPERTY LOCATION</b>		
	Street Address <u>3451 Douglas Hwy Juneau AK 99801</u>	City/Zip <u>99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Block, Block, Tract, Lot) <u>West Juneau Block Lots 1, 12, 13, 14 Fractional</u>		
	Assessor's Parcel Number(s) <u>1D0602020070 1D0602020060</u>		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name <u>Grant Rentals LLC</u>	Contact Person: <u>Fred Morino</u>	Work Phone: <u>780 4566</u>
	Mailing Address <u>5165 Glacier Hwy Juneau AK 99801</u>	Home Phone: <u>321 2339</u>	Fax Number: <u>780 6646</u>
	E-mail Address <u>fredmorino@yahoo.com</u>	Other Contact Phone Number(s):	
	<b>LANDOWNER/ LESSEE CONSENT</b> <small>***Required for Planning Permits, not needed on Building/ Engineering Permits***</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. 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.			
X	<u>[Signature]</u> Landowner/Lessee Signature	<u>7/10/2012</u> Date	
X	<u>[Signature]</u> Landowner/Lessee Signature	<u>7/10/2012</u> Date	
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.			
<b>APPLICANT</b> <small>If the same as OWNER, write "SAME" and sign and date at X below.</small>			
Applicant's Name <u>Grant Rentals LLC</u>	Contact Person: <u>Fred Morino</u>	Work Phone: <u>780 4566</u>	
Mailing Address <u>5165 Glacier Hwy Juneau AK 99801</u>	Home Phone: <u>321 2339</u>	Fax Number: <u>780 6646</u>	
E-mail Address <u>fredmorino@yahoo.com</u>	Other Contact Phone Number(s):		
X	<u>[Signature]</u> Applicant's Signature	<u>7/10/2012</u> Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	<b>Permit Type</b>	<b>APPROVAL</b>	<b>Date Received</b>	<b>Application Number(s)</b>
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
X	Zone Change Application	<u>ONE</u>	<u>7/25/12</u>	<u>AME20120010</u>	
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials <u>[Signature]</u>	

# ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number <b>AME20120010</b>	Date Received <b>7/25/12</b>
----------------	------------------------------	-----------------------------------	---------------------------------

**LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:**  
West JUNEAU  
Block D  
Lots 11, 12, 13, 14 Fraction 4

**IS THIS AN EXPANSION OF AN EXISTING ZONE?**       Yes     No

Total Land Area of Proposed Change 5511 acres      Comp Plan Designation \_\_\_\_\_

Current Zone(s) D5      Comp Plan Map Page 126

New Zone Requested D18

**TYPE OF ZONE CHANGE REQUESTED:**

Regular       Transition

**HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?**

Yes       No

**UTILITIES AVAILABLE:**      WATER:  Public     On Site      SEWER:  Public     On Site

**PURPOSE OF THE REQUESTED ZONE CHANGE:**  
utilize property  
meet housing needs

**IS THERE A PROPOSED USE OF THE LAND?**       Yes     No

**PROPOSED BUFFERS TO ADJACENT ZONES?**       Yes     No

**DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):**  
Multifamily Adjustment ~~D18~~ - 18  
7 New Units Potential Based on existing  
2 Units

**DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:** State Level A for service Douglas Hwy

**STREETS:** Existing Howell & Sitka, Cardova & Douglas Hwy

**WATER:** for 7 more units -

**SEWER:** Water & Sewer very capable of handling 7 more units

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.	<b>ZONE CHANGE FEES</b>				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>600.00</u>	_____	_____	_____
	Admin. of Guarantee	\$ _____	_____	_____	_____
	Adjustment	\$ _____	_____	_____	_____
	Pub. Not. Sign Fee	\$ <u>50.00</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____	_____	
<b>Total Fee</b>	<b>\$ <u>750.00</u></b>	_____	<u>000 2876</u>	<u>7/25/12</u>	

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

TO BE COMPLETED BY THE APPLICANT

**Subject:** Preapp 7/25/2012 @ 1:30 pm - discuss rezoning lots 11,12,13,14 from D5 to D18

**From:** Edward Quinto (Edward\_Quinto@ci.juneau.ak.us)

**To:** fredmorino@yahoo.com; Ben\_Lyman@ci.juneau.ak.us; Beth\_McKibben@ci.juneau.ak.us; Charlie\_Ford@ci.juneau.ak.us; Dale\_Pernula@ci.juneau.ak.us; Dan\_Jager@ci.juneau.ak.us; Eric\_Feldt@ci.juneau.ak.us; General\_Engineering@ci.juneau.ak.us; Greg\_Chaney@ci.juneau.ak.us; Jay\_Srader@ci.juneau.ak.us; john\_young@ci.juneau.ak.us; Laura\_Boyce@ci.juneau.ak.us; Nicole\_Jones@ci.juneau.ak.us; Nicole\_Steger@ci.juneau.ak.us; Permits@ci.juneau.ak.us; Rich\_Etheridge@ci.juneau.ak.us; Sven\_Pearson@ci.juneau.ak.us; Teri\_Camery@ci.juneau.ak.us;

**Date:** Thursday, July 12, 2012 2:06 PM

When: Wednesday, July 25, 2012 1:30 PM-2:30 PM (GMT-09:00) Alaska.

Where: 4th Floor conference room, Marine View Center Building

Note: The GMT offset above does not reflect daylight saving time adjustments.

\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

Preapp 7/25/2012 @ 1:30 pm - Discuss rezoning WEST JUNEAU BL D LTS 11, 12, 13 & 14 FR from D5 to D18

PAC20120018  
1D060L020070  
3451 Douglas Hwy

Scanner out of order - Map available

Contact Fred morino 321-2339 - Cell  
780-4566 - Work

I need a planner to volunteer please.

This is just an FYI to Greg, Charlie, and Rich.



*Email and #*

# Grant Rentals LLC

July 13, 2012

CBJ Planning  
Juneau, Alaska 99801

**Subject: Rezoning D5 to D18  
1D60L020070 Grant Rentals LLC  
3451 Douglas Hwy, 99801**

**Dear CBJ Staff:**

After our conversation on Tuesday, July 10<sup>th</sup>, requesting a pre application meeting please except this letter as our, **“purpose of requested change to fully utilize the property and help facilitate needed housing units for the community.”** The area abuts an existing D18 zoning as per attached site plans and maps.

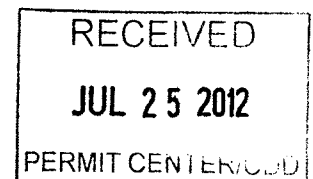
At this time the over ½ acre property is underutilized. This land and immediate neighborhood can effectively absorb an increase of 7 units to the existing 2 units. This location would benefit the Legislator, Tourism, and full time housing.

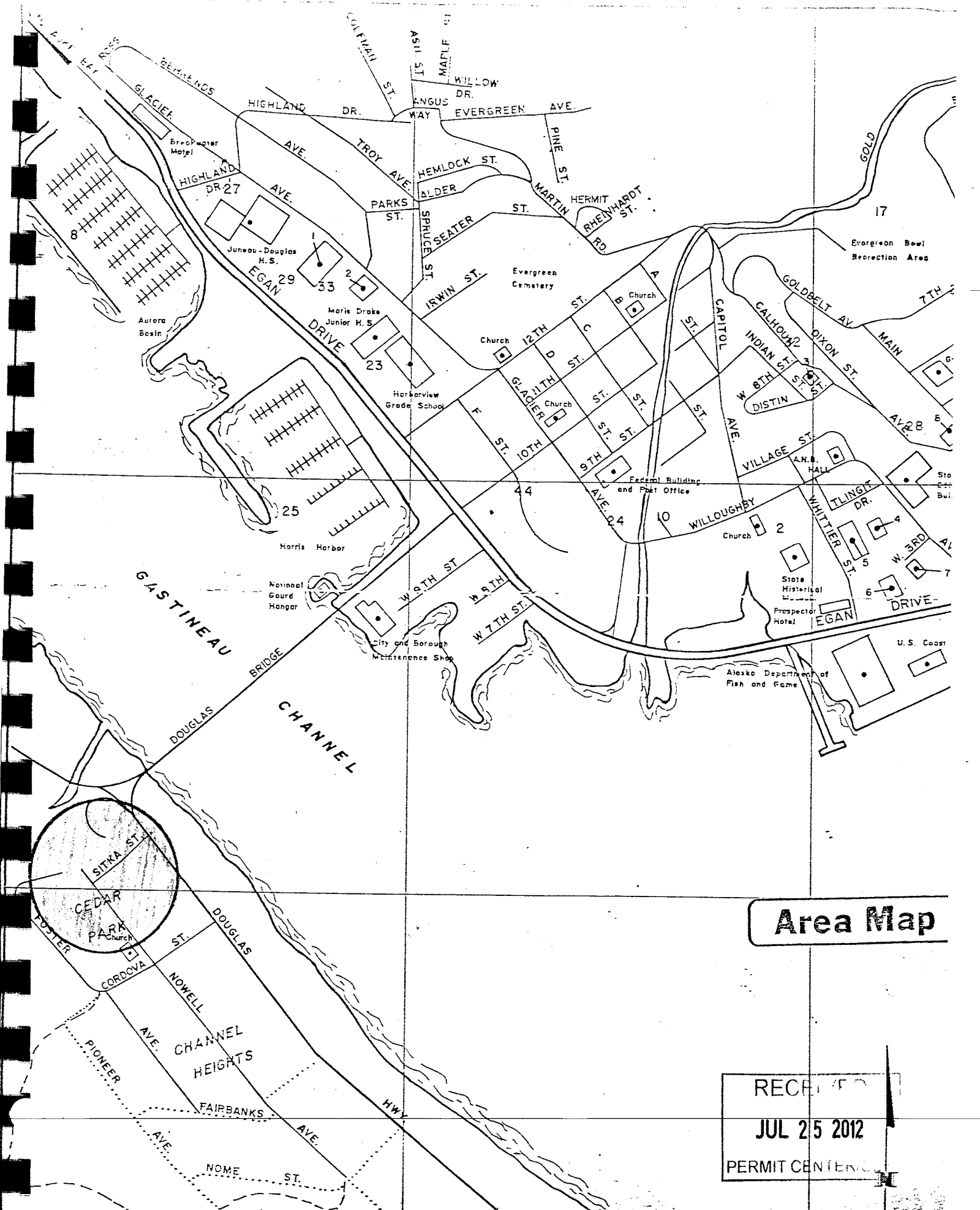
CBJ services; water, sewer, snow removal, fire & police would not need to be increased to service this rezoning. This much needed housing would have the least impact from development in this location over any others in the community.

Thank you for your assistance with this request. If you should need any other information please advise.

**Sincerely,**

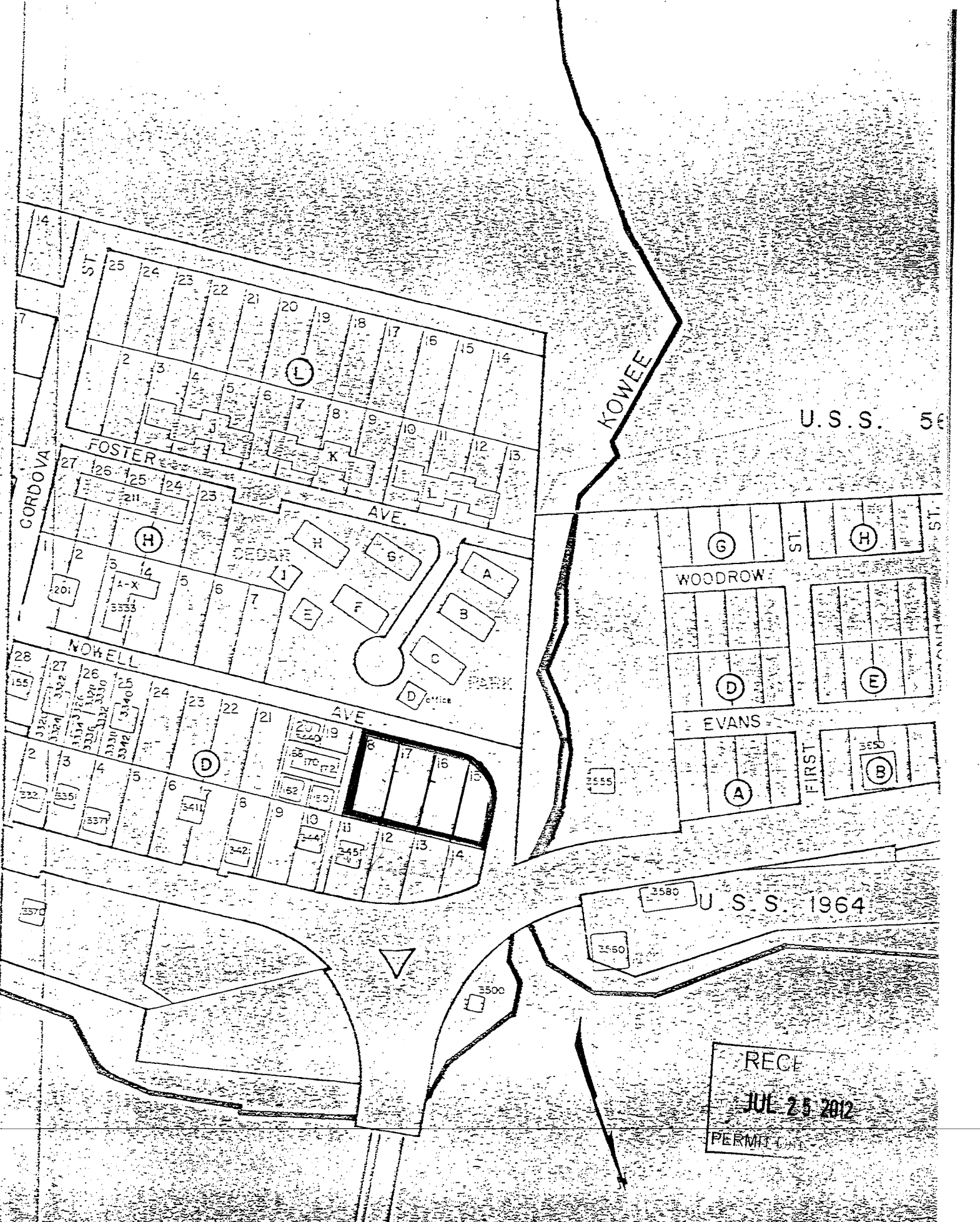
Fred Morino





**Area Map**

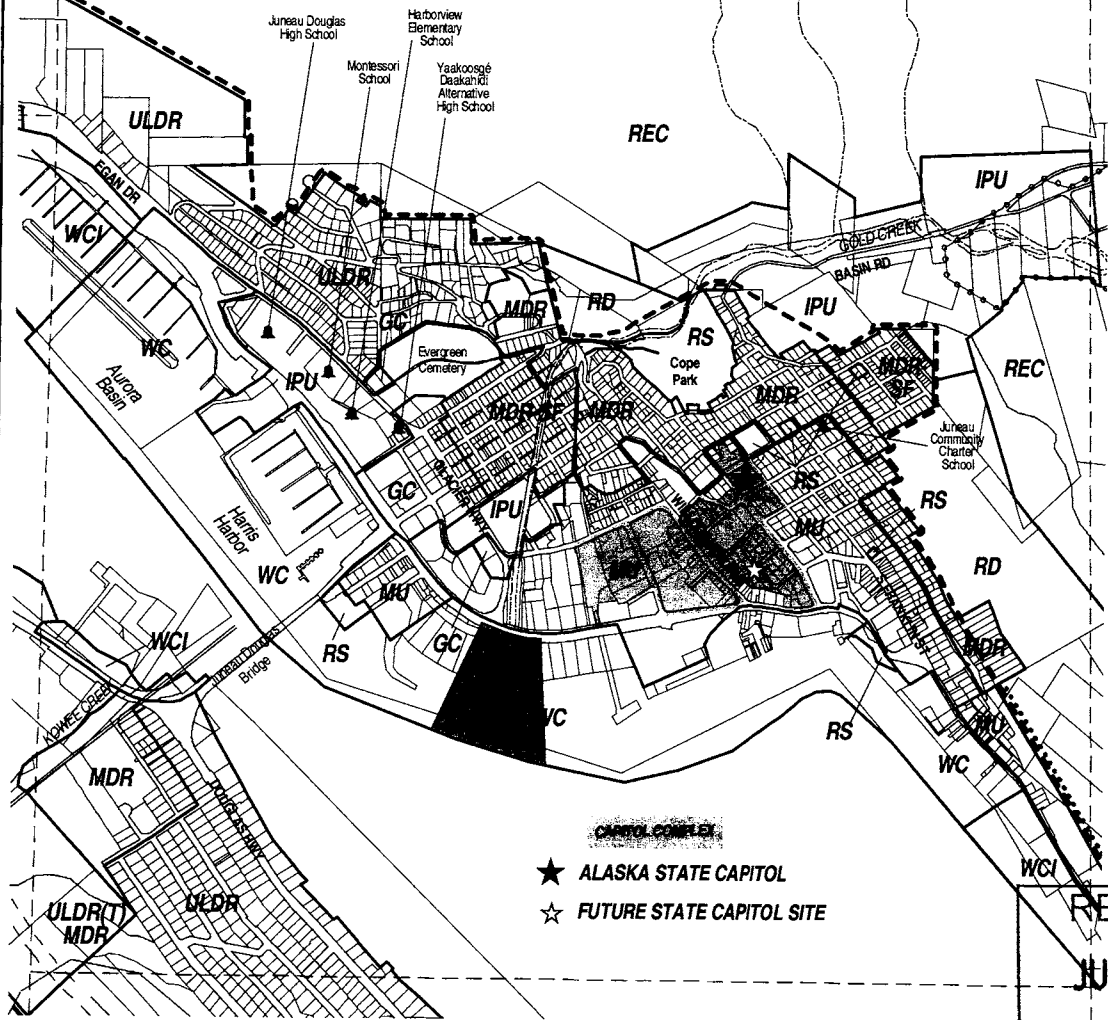
RECEIVED  
 JUL 25 2012  
 PERMIT CENTER



RECEIVED  
 JUL 25 2012  
 PERMIT

# Map M

Subarea 6  
Juneau



★ ALASKA STATE CAPITOL  
☆ FUTURE STATE CAPITOL SITE

RECEIVED  
JUL 25 2012  
PERMIT CENTER

NATURAL RESOURCE	REC	Recreational Resource	RDR	Rural Dispersed Residential	New Growth Areas Mendenhall Wetlands State Game Refuge Subarea Boundary
	RD	Resource Development	RLDR	Rural Low Density Residential	
COMMERCIAL INDUSTRIAL	SP	State Park	ULDR	Urban Low Density Residential	Potential School Location Potential Arterial (alignment not specific) Potential Road (alignment not specific) Trails
	FP	Federal Park	MDR/SF	Medium Density Residential- Single Family	
	NP	CBJ Natural Area Park	MDR	Medium Density Residential	<p><b>City &amp; Borough of Juneau COMPREHENSIVE PLAN</b></p> <p>City of Borough of Juneau Alaska's Capital City Adopted October 20th, 2008 Ordinance No. 2008-30</p>
	RS	CBJ Recreational Service Park	HDR	High Density Residential	
	CA	CBJ Conservation Area	MU	Mixed Use	
	SC	Stream Protection Corridor	M/MU	Marine Mixed Use	
	GC	General Commercial	IPU	Institutional and Public Use	
WC	Waterfront Commercial	Existing School	Existing School		
WCI	Waterfront Commercial Industrial	Potential School Location	Potential School Location		
HCLI	Heavy Commercial/Light Industrial				
IND	Industrial				

800 0 800 Feet

Prepared by: Community Development Department



<b>Parcel #</b>	<b>Street Address</b>	<b>Legal Description 1</b>
1D060L020070	DOUGLAS HWY 3451	WEST JUNEAU BL D L 11 - 13 & 14 FR

<b>Owner's Name and Address</b>	<b>Legal Description 2</b>
BECKER JAMES D & MARY E PO BOX 240522 DOUGLAS AK 99824	

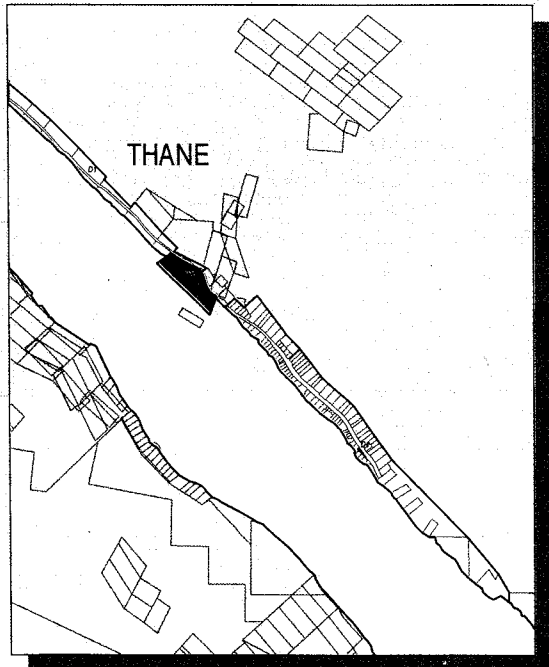
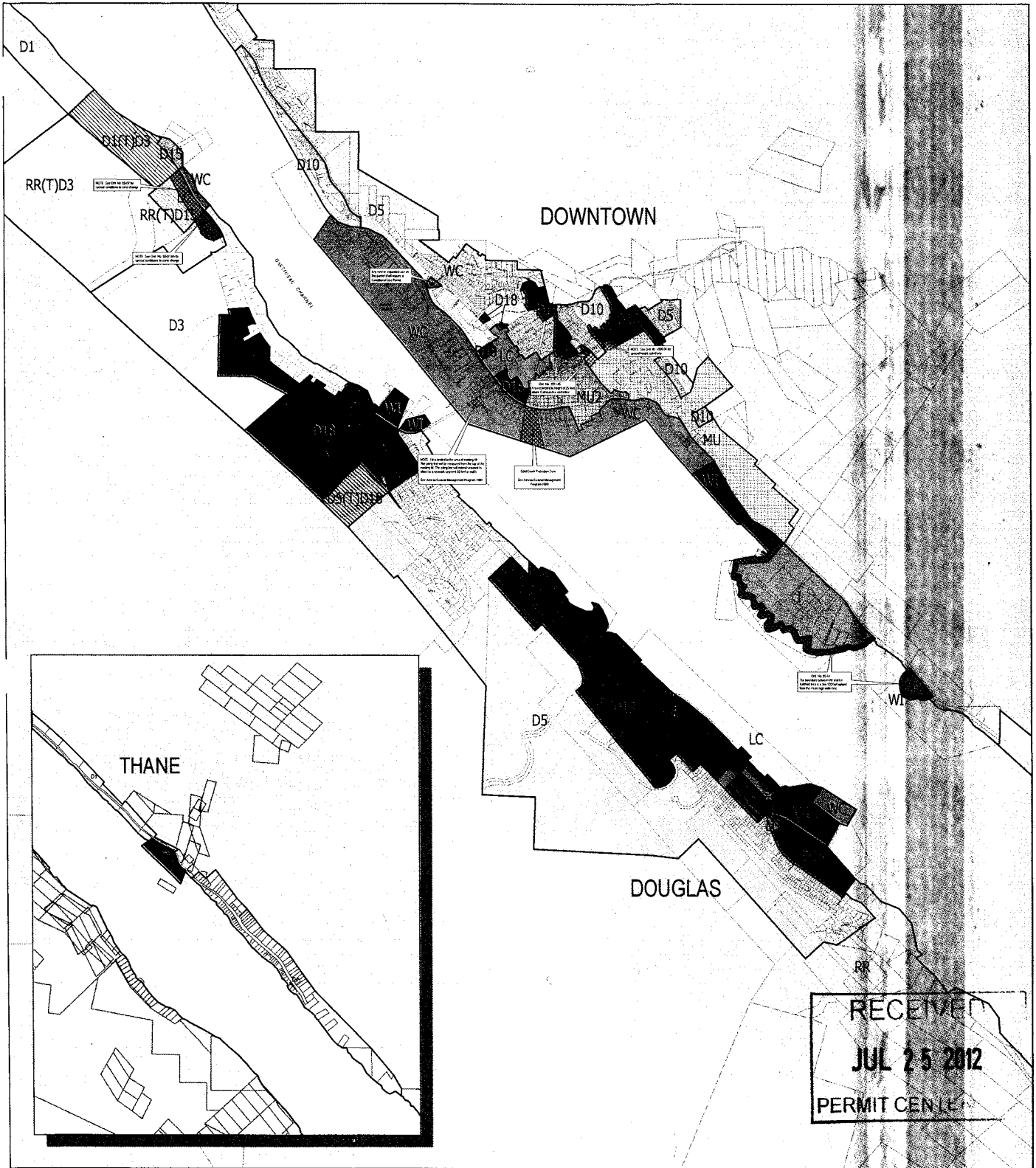
<b>Previous Owner</b>	<b>Site Value</b>	<b>Building PV</b>	<b>Total PV</b>
BECKER MARY E	\$130000.00	\$408800.00	\$ 538800.00
<b>Use Code</b>	<b>Exempt</b>	<b>Zoning</b>	<b>Tax Year</b>
Residential Apartment	No Data	-Single Family and Duplex -7,000 sq.ft minimum lot size -5 units per acre	2012
<b>Number of Units</b>	<b>Year Built</b>	<b>Effective Age</b>	<b>Style</b>
002	1935	N/A	3.5
<b>Total Rooms</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Total FIN Sq. Ft.</b>
009	005	4	004094 sq.ft.
<b>Total Basement</b>	<b>Attic</b>	<b>Attic Area</b>	<b>Garage Type</b>
000836 sq.ft.	N/A	N/A	N/A
<b>Garage Description</b>	<b>Garage Area</b>	<b>Lot Size</b>	<b>Last Trans</b>
N/A	N/A	24007 sq. ft.	7411
<b>City Water Available</b>	<b>City Sewer Available</b>	<b>Water System</b>	<b>Sewer System</b>
Yes	Yes	City	N/A
<b>Exempt Land</b>	<b>Exempt Building</b>	<b>Exempt Total</b>	<b>Road/No Road</b>
N/A	N/A	N/A	Roaded

Back

RECEIVED

JUL 25 2012

PERMIT CENTER



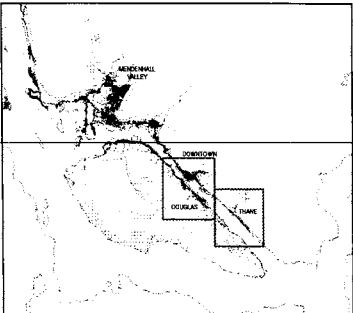
RECEIVED  
 JUL 25 2012  
 PERMIT CENTER

Map updated April 19, 2012

### Downtown Juneau & Douglas ZONING MAP

**Disclaimer**  
 This map was prepared, has been used, and is distributed by the City and Borough of Juneau, Alaska (CBJ). The CBJ makes no warranty, expressed or implied, nor does it assume any legal responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed in this map. The CBJ does not represent that use of this would not infringe private rights.  
 Reference in this map to any commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not constitute or imply an endorsement by CBJ.  
 Use of this map by any person constitutes agreement by that person to the foregoing paragraph.  
 These terms may be changed, suspended, or revoked only in writing signed by the City and Borough Manager or the City and Borough Director of Community Development Department.  
 Suggestions for corrections and improvements to the CBJ zoning maps should be directed to

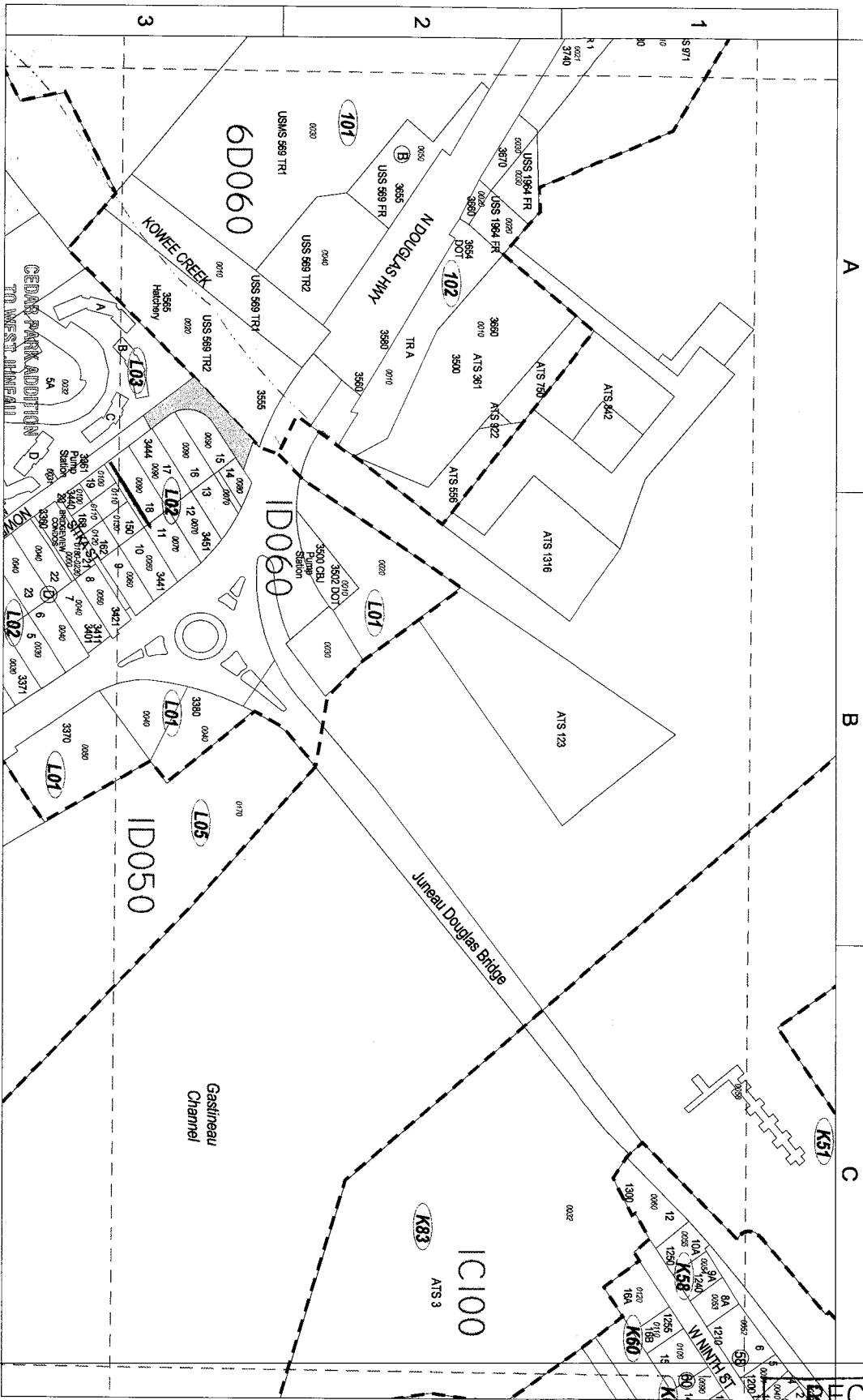
ZONING DISTRICTS		
D1 Single Family & Duplex	Industrial	D4(T)D3
D3 Single Family & Duplex	MU Mixed Use	D1(T)D10
D5 Single Family & Duplex	MU2 Mixed Use	D1(T)D5
D10 Multi Family	WC Waterfront Commercial	D10(T)D15
D15 Multi Family	WI Waterfront Industrial	D3(T)D18
D18 Multi Family	RR Rural Reserve	D3(T)D5
LC Light Commercial	RR(T)D15 Transition Zones	D5(T)D10
GC General Commercial	RR(T)D3	D5(T)D18
		D5(T)D19



6D060/1D060/1D050

Continued on Page 154

© 2005 - Copyright City & Borough of Juneau, Alaska - all rights reserved



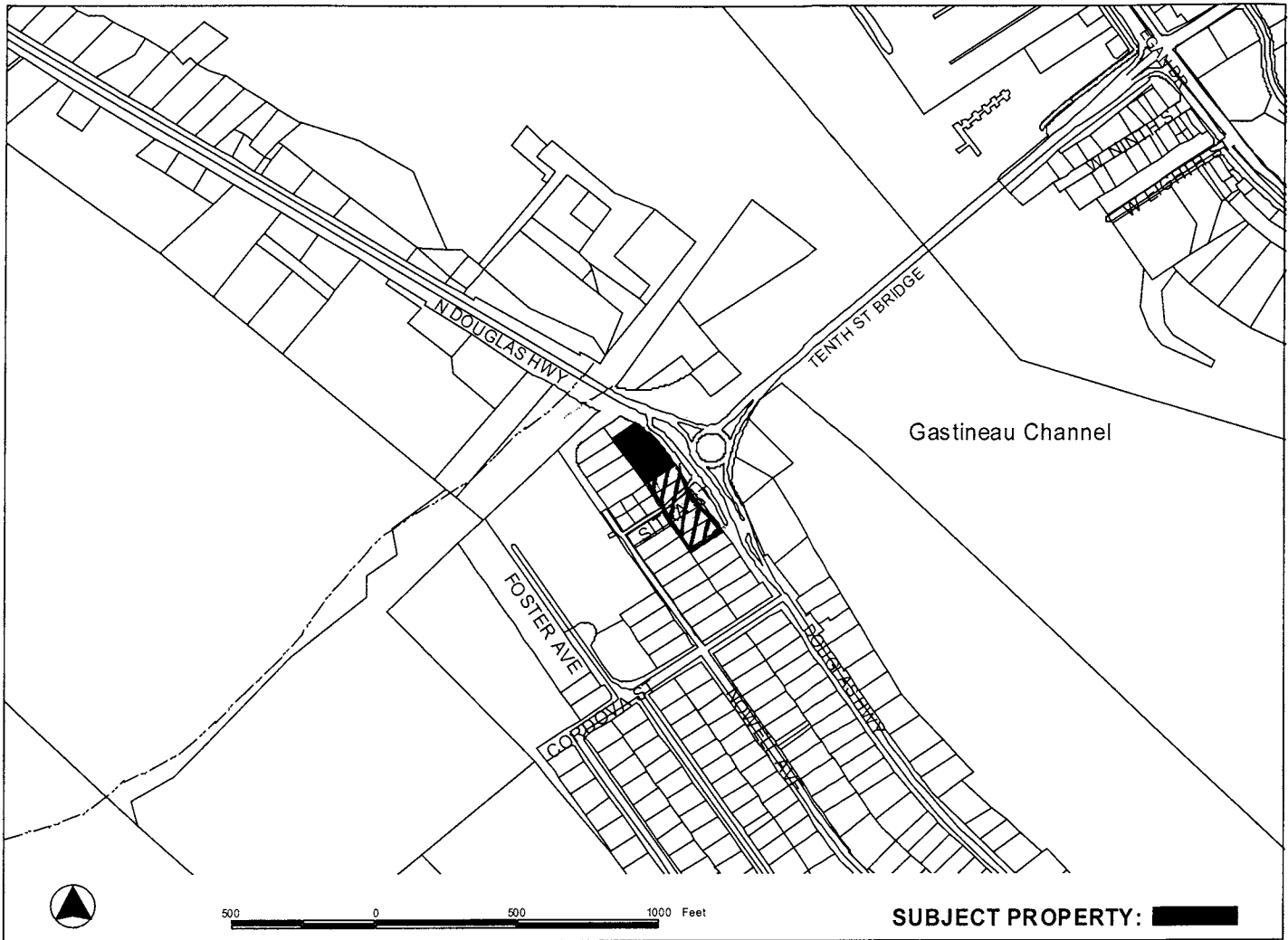
Assessor Tax Code  
 16D090 702 0030  
 Parcel Code Back Lot  
 Number Number

Continued on Page 127



RECEIVED  
 CB/GIS 2005  
 JUL 25 2012  
 PERMIT CENTER/CDD

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** Rezone Request From D5 to D18.

<p><b>FILE NO:</b> AME2012 0010</p> <p><b>TO:</b> Adjacent Property Owners</p> <p><b>HEARING DATE:</b> Feb 26, 2013</p> <p><b>HEARING TIME:</b> 7:00 PM</p> <p><b>PLACE:</b> <b>ASSEMBLY CHAMBERS</b> Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p><b>APPLICANT:</b> GRANT RENTALS LLC</p> <p><b>Property PCN:</b> 1-D06-0-L02-007-0</p> <p><b>Size:</b> 24,007 sqft</p> <p><b>Zoned:</b> D5</p> <p><b>Owner:</b> GRANT RENTALS LLC</p> <p><b>Site Address:</b> 3451 DOUGLAS HWY</p> <p><b>Accessed via:</b> DOUGLAS HWY</p>
---	--

## 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 [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us) or at 586-0465.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: February 14, 2013

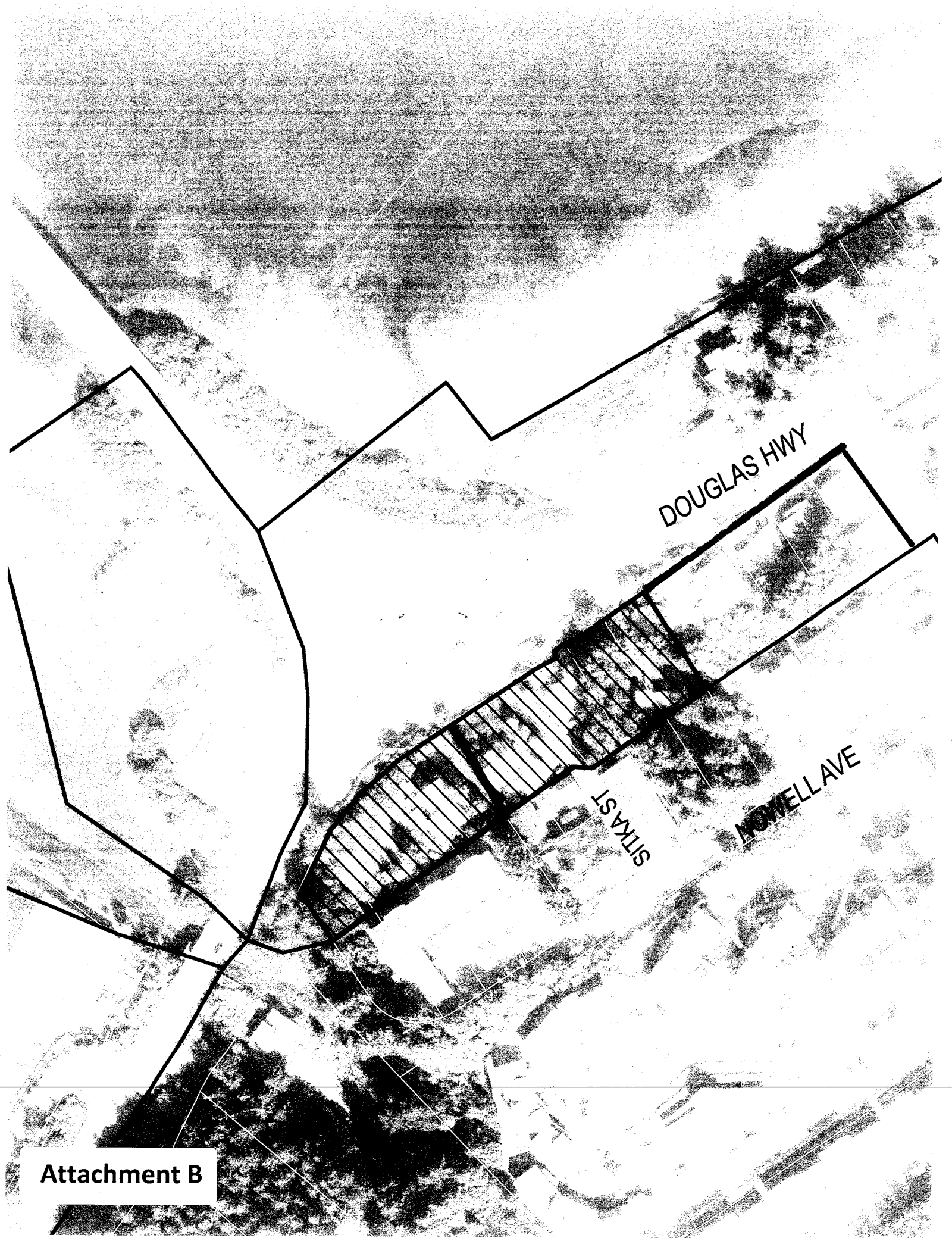


DOUGLAS HWY

ST. KAST

BELLEVUE

Attachment A

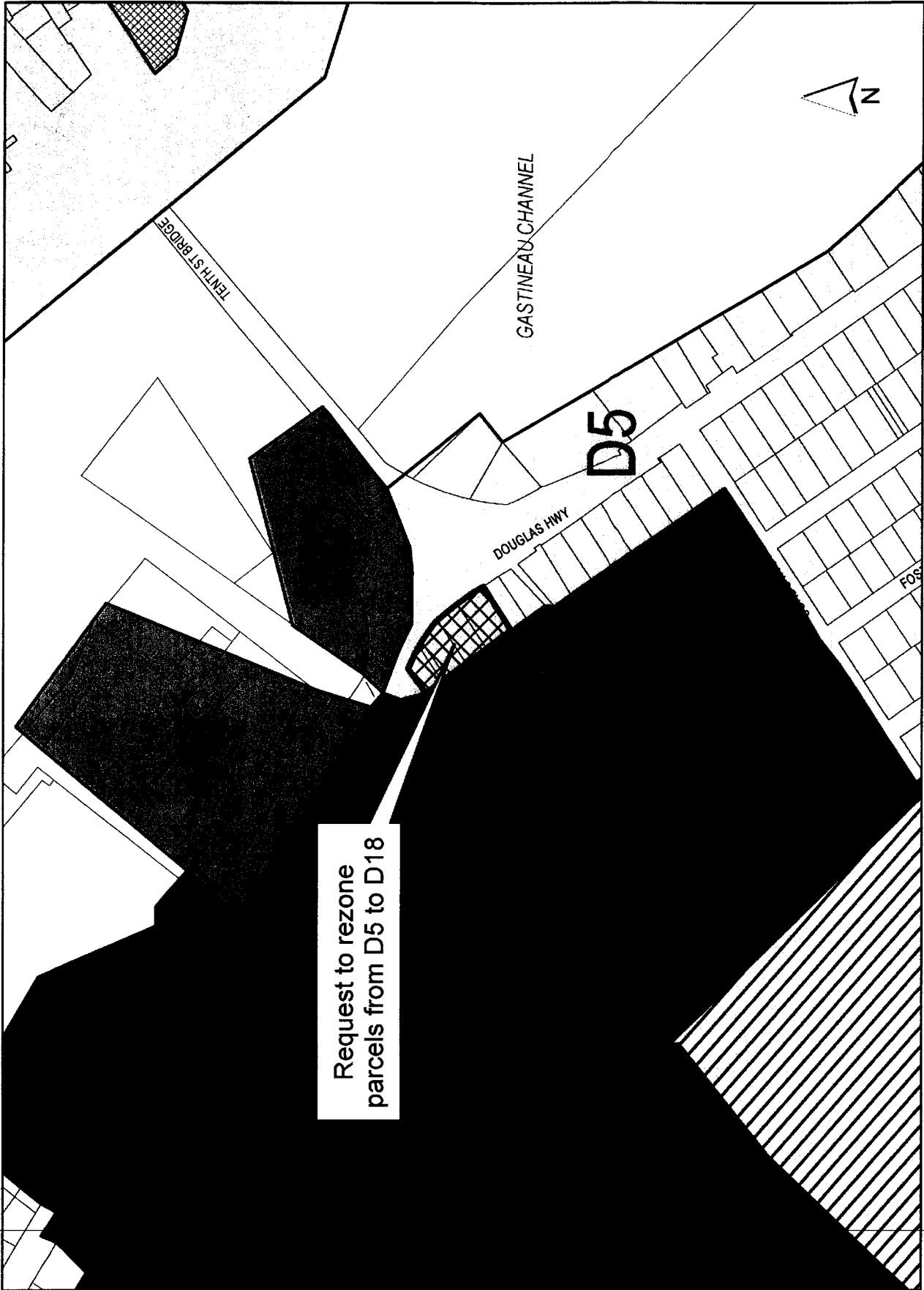


DOUGLAS HWY

SITKA ST

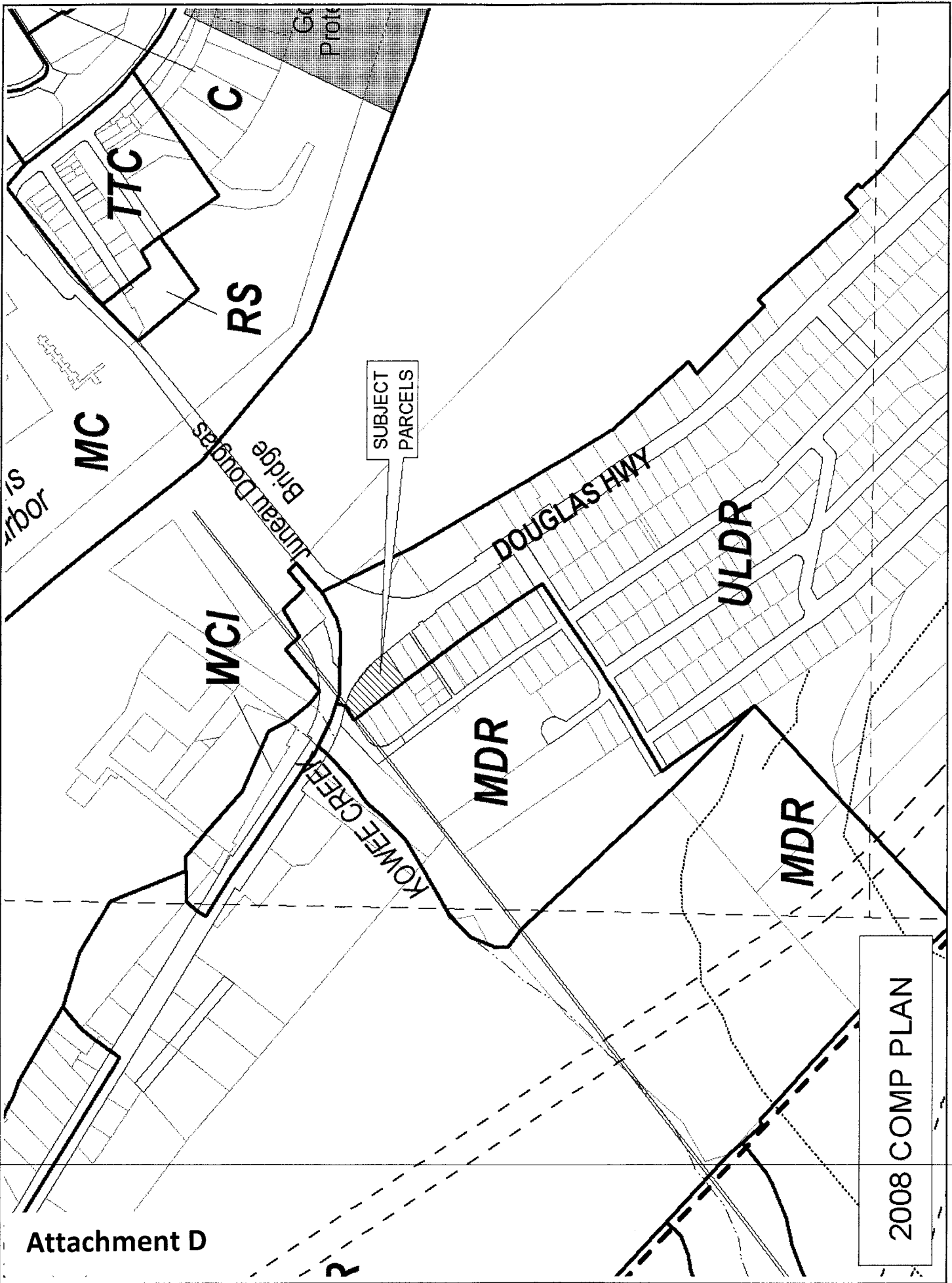
LOWELL AVE

ZONING



r:\gis\_work\quinn\Projects\CD\vicinity maps 14.mxd





Attachment D

2008 COMP PLAN





**NEIGHBORHOOD MEETING**  
 Monday, January 7, 2013, 6:30PM Dougla Library  
 AME2012 0010: Grant Rentals Rezone Request

SIGN-IN SHEET (Optional)		
NAME	Phone #	E-mail Address
MICHELE PAUSER	(206) 965-0632	arktikwife@gmail.com
Fred Marino	907 780-4566	fredmorino@yahoo.com
JEFF GRANT	907 789-7155	

**NOTICE OF NEIGHBORHOOD MEETING  
FOR PROPOSED RE-ZONE**

Monday, January 7, 2013  
Douglas Library, 6:30 p.m.

December 20, 2012

Dear Resident,

The CBJ Community Development Department received a request to rezone West Juneau, Block D, Lots 11, 12, 13, Lot 14 Fraction (see attached map) from D5 to D18. Staff is considering expanding the requested rezone to include neighboring properties that are also currently zoned D5. According to our information you are an owner of one of these properties.

The CBJ Community Development Department is hosting a neighborhood meeting to explain the details and the CBJ review process. This meeting will be held on Monday, January 7, 2013, 6:30 to 7:30 p.m. in the Douglas Library conference room.

The purpose of the January 7th meeting is to provide information, respond to questions, and to get a sense of concerns that the neighborhood might have, so issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. We also want to know if you want your property zoned D18. After the project has been scheduled for review by the Planning Commission (this will most likely happen in March), all landowners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify on the proposal.

If you have questions or would like more information, please contact Beth McKibben, CDD Planner, at 586-0465 or e-mail: [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us).

cc: File number AME20120010

NEIGHBORHOOD MEETING  
REZONE  
DOUGLA PUBLIC LIBRARY  
JANURAY 7, 2013

Introductions

Why are we meeting?

What is the rezoning process?

What are the options?

What happens next?

Adjourn no later than 8 P.M.

## Rezoning Process (generally)

- Pre-application meeting is held
- Request is submitted in January or July
- Neighborhood meeting (optional)
- Notices to property owners within 500 feet of proposed rezone
- Request for comments to various CBJ, State and Federal agencies
- Staff report drafted, recommendation for action made to Planning Commission
- Public Hearing in front of the Planning Commission
- Planning Commission makes a recommendation to Assembly
- Public Hearing is held by Assembly (no notices mailed to neighboring property owners)
- CBJ Assembly makes final decision on rezone request

*CBJ §49.75.110. INITIATION. A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.*

*CBJ §49.75.120. RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall not allow uses which violate the land use maps of the comprehensive plan.*

**D-5** is intended to accommodate primarily single family and duplex residential development at a density of 5 dwelling units per acre. D-3 zoned lands are primarily located in the urban service boundary and are served by public water and sewer.

**D-18** residential district is intended to accommodate primarily multi-family residential development at a density of 18 units dwelling units per acre. This is a high density multifamily zoning district intended to accommodate mid-rise type development.