


# MEMORANDUM

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

**DATE:** April 16, 2013

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner II, CFM   
Community Development Department

**FILE NO.:** AME2013 0002 & AME2013 0004

**PROPOSAL:** Two rezone requests to up-zone two parcels from D-3 to D-5 along Mendenhall Loop Road near the Montana Creek road:  
1) AME2013 0002: 17.95 acre parcel  
2) AME2013 0004: 3.6 acre parcel

**Applicants:** 1) Charles Ramage;  
2) Duran Construction Co., LLC

**Property Owners:** 1) Barrett Catherine and Paul Family Trust;  
2) Duran Construction Co., LLC

**Property Address:** 1) Mendenhall Loop Road;  
2) 9990 Mendenhall Loop Road

**Legal Descriptions:** 1) Tract B2 USS 1796;  
2) Tract B Blueberry Acres

**Parcel Code Nos.:** 1) 4-B29-0-102-002-0;  
2) 4-B29-0-105-001-0

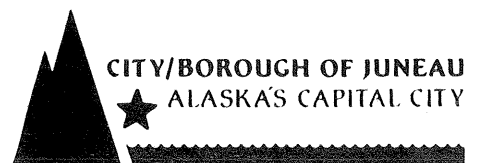
**Site Sizes:** 1) 17.95 acres;  
2) 3.64 acres

**Zoning:** Both D-3

**Utilities:** Both have City Water & Sewer

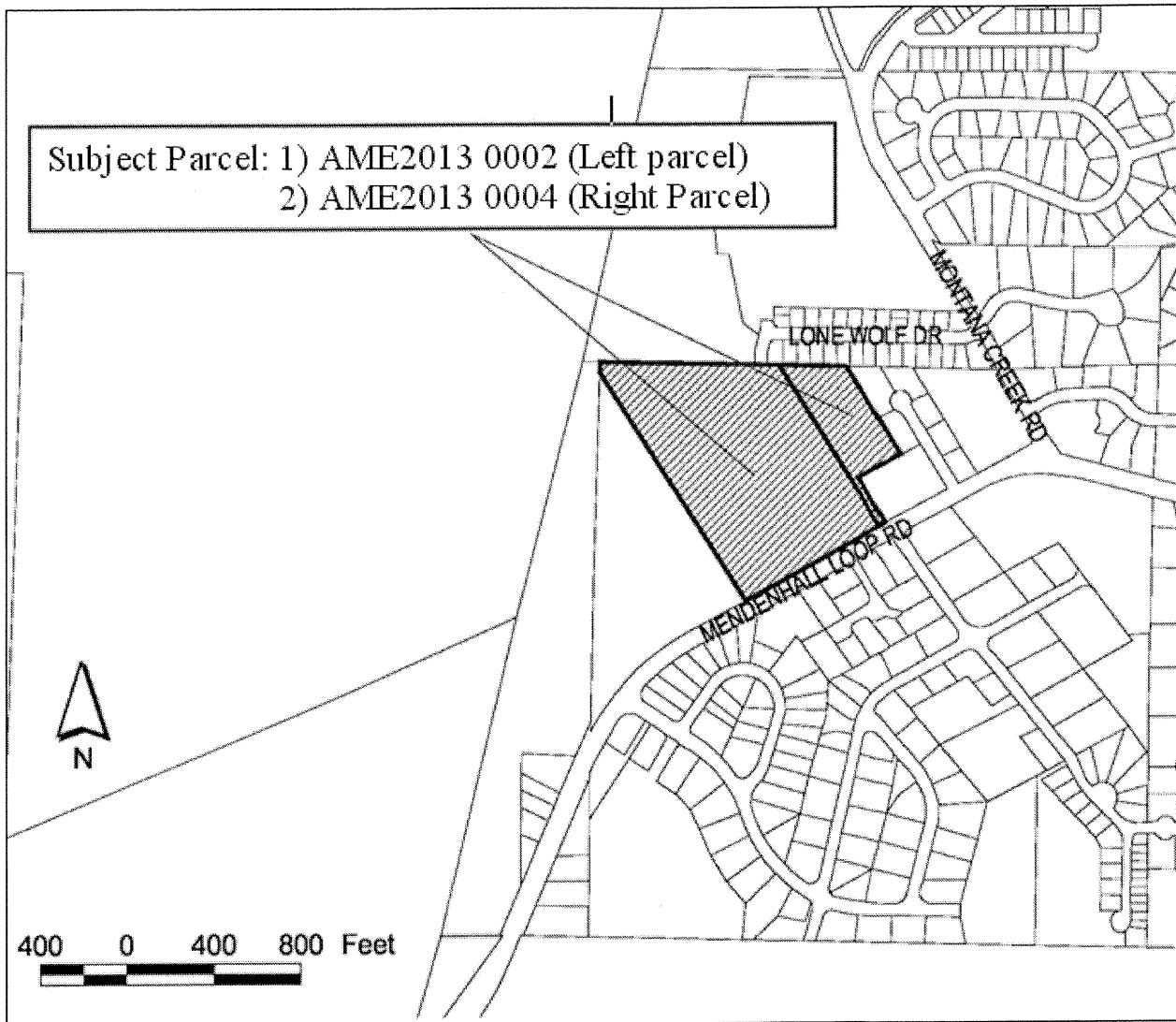
**Access:** Mendenhall Loop Road (Back Loop Road)

**Existing Land Use:** 1) Vacant;  
2) Single Family Dwelling



Surrounding Land Uses: North- D-3; No Development Wetland Pres.; Lone Wolf Dr  
South- D-3; Single Family Dwellings; Powers St & Back Lp Rd  
East- D-3; Single Family Dwelling; Back Loop Road  
West- D-3; Spruce Meadows RV Park; Back Loop Road

## Vicinity Map



## **ATTACHMENTS**

Attachment	A	Adopted Zoning District Map
Attachment	B	2008 Comp. Plan Map
Attachment	C	Flood Insurance Rate Map
Attachment	D	Public Comments

## **PROPOSAL**

Both applicants wish to rezone their parcels (17.95 acre site and 3.64 acre site) from D-3 to D-5 to increase the development potential. This would raise the maximum housing density from three units per acre to five units per acre. Neither applicant has a project associated with the subject rezone proposal at this time.

Since both proposals are for the same rezone request and are for lots adjacent to each other, staff found it best to have both cases be heard at the same Planning Commission meeting (April 23, 2013).

Generally, both the D-3 and D-5 districts allow attached and detached single-family dwellings, duplexes, and accessory apartments. Neither district allows apartment/condominium complexes or intense commercial businesses.

## **BACKGROUND**

As shown in the vicinity map, both parcels are located in the northern area of the Mendenhall Valley along Mendenhall Loop Road (Back Loop Road) near Montana Creek Road. See vicinity map. The neighborhood primarily consists of low-density single-family dwellings. Though many lots are developed, most of the area remains forested with pockets of wetlands and floodplains.

In addition to housing, the neighborhood also provides many outdoor recreational destinations, such as the Skater's Cabin along Mendenhall Lake, Mendenhall Glacier trails and Visitor's Center, Mendenhall Campground, various hiking trails, community gardens, and the Juneau Gun Club shooting range. Some industrial uses are present in the area, such as construction yards and gravel pits along Montana Creek Road. There are Capital City Transit bus stops along Back Loop Road within close distance to the subject lot. This area is served by City Water and Sewer Utilities.

## **REZONE PROCEDURE**

The Land Use Code establishes the following process for rezones:

### **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.**

Both rezone proposals were filed during January 2013 and public notices were mailed to property owners within 500 feet of the subject property. The applicant of the larger parcel posted the required public notice sign at their site meeting the 14-day public notice period. However, the applicant of the smaller parcel posted their sign one day late of the required public notice period. Staff informed the applicant that the public notice requirement would not be fully met, and therefore, scheduling the subject rezone case for the April 23, 2013 Planning Commission hearing is at their own risk. The applicant understood this risk and requested staff to have the case be scheduled for that date.

All public notice requirements of the applicant for the larger parcel have been met. All requirements but the public notice sign for the smaller parcel have been met. Not meeting the public notice requirements is an appealable element of a case per CBJ § 49.20.110.

### **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. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.**

Though there are no adjacent D-5 properties, as shown in Attachment A, each property is over two acres in size (17.95 acres and 3.6 acres in size) and therefore qualifies under CBJ §49.75.120.

A detailed discussion of the land use maps of the comprehensive plan is provided under section *Compliance with the Comprehensive Plan*.

**CBJ § 49.75.130 - Procedure.**

**A rezoning shall follow the procedure for a major development permit except for the following:**

- (1) The commission decision for approval shall constitute only a recommendation to the assembly.**
- (2) As soon as possible after the commission's recommendation, the assembly shall provide public notice and hold a public hearing on the proposed rezoning. A rezoning shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be changed in accordance therewith.**
- (3) The commission decision for denial shall constitute a final agency decision on the matter which will not be presented to the Assembly unless it is appealed to the Assembly in accordance with CBJ 49.20.120.**

**ZONING DISTRICTS**

All zoning districts are established in the Land Use Code, Title 49. Attachment A indicates that the subject lot and neighboring lots are zoned D-3. The definitions of the D-3 and D-5 districts are shown below.

**CBJ §49.25.210 Residential Districts**

**D-3 District:**

The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.

**D-5 District:**

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

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

### **2008 Comprehensive Plan**

Both properties are located in an Urban/Low Density Residential (ULDR) land use designation of the Comprehensive Plan, as shown in Attachment B. This designation is defined below.

#### ULDR Definition:

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 scale consistent with a single family residential neighborhood. (Emphasis added)

The definition of the ULDR indicates an urban/suburban residential neighborhood feel with attached and detached single family buildings. The density of the D-3 district cannot exceed three units/acre, and thus cannot permit the higher density of the ULDR. The D-5 district, on the other hand, permits housing densities up to five units/acre, and therefore permits a greater range of housing density.

The Housing chapter of the 2008 Comprehensive Plan indicates a shortage of housing and a lack of affordable housing. The proposed rezone will allow more homes to be built than under the current D-3 density. Further, the D-5 district requires a smaller minimum lot size and dimension for future land subdivisions. Thus, land would be easier to subdivide to create more housing opportunity, and the smaller land area could provide lower land costs for future housing.

The following Comprehensive Plan policies are germane to the both rezone proposals:

#### **POLICY 4.1. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.**

The rezone will allow for additional housing in an area served by City Water and Sewer Utilities. All new homes must be built to comply with the latest applicable building codes of the City & Borough.

**POLICY 4.2. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.**

Both D-3 and D-5 districts allow single family dwellings with/out accessory apartments, attached homes (duplex), and Bungalow homes (small homes  $\leq 1,000$  sq ft). The D-3 district specifically permits two, detached dwelling units on one 24,000 square feet; the D-5 district does not. Common-walls (zero lot lines) are permitted in the D-5 district, but not in the D-3 district. There is a variety of dwelling styles and sizes allowed in both districts to create a diverse housing market.

**4.2.IA8 Provide needed infrastructure (water, sewer, roads), allow higher densities and, where appropriate, higher building heights for housing developments committed to providing affordable rental housing.**

Both proposals would increase the zoning district from D-3 to D-5 to allow a higher density of dwelling units while creating an urban/suburban neighborhood.

**POLICY 4.6. IT IS THE POLICY OF THE CBJ TO FACILITATE AND ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING.**

The cost of vacant land makes up a large expense of developing housing and can be a barrier to providing affordable housing. Thus, by lowering the minimum lot size to 7,000 square feet from 12,000 square feet (D-3 district minimum lot size), the smaller lots would result in a lower land expense. This could provide lower development costs and increase the ability to provide more affordable housing.

**POLICY 4.8. IT IS THE POLICY OF THE CBJ TO BALANCE THE PROTECTION AND PRESERVATION OF THE CHARACTER AND QUALITY OF LIFE OF EXISTING NEIGHBORHOODS WITHIN THE URBAN SERVICE AREA WHILE PROVIDING OPPORTUNITIES FOR A MIXTURE OF NEW HOUSING TYPES.**

Both properties are located in the Urban Service Area. Both D-3 and D-3 districts permit single-family dwellings, duplexes, and accessory apartments. If the rezone is approved, the density will increase but the housing types would not change significantly. Therefore future housing resulting from the rezone would not disrupt the character and quality of adjacent residential neighborhoods.

## Discussion

As noted above, the Comprehensive Plan contains housing policies that encourage affordable housing, higher housing densities where served by public water and sewer, and housing that preserves the character and quality of existing residential neighborhoods. The Urban Low Density Residential land use designation permits attached and detached single family types at a maximum density of six units/acre. Due to the maximum density allowed under the D-3 and D-5 districts, rezoning to D-5 would be in greater conformance with the policies of the Comprehensive Plan.

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

The Table of Permissible Uses of the Land Use Code establishes the permitted uses in zoning districts. Though there are many uses allowed in both districts, the general differences are shown below.

<u>D-3 District</u>	<u>D-5 District</u>
<ul style="list-style-type: none"><li>• 12,000 Sq foot minimum lot size</li><li>• 2, detached Single Family w/ apts.<ul style="list-style-type: none"><li>• Minimum of 24,000 sq ft</li></ul></li><li>• Rock Crushers</li><li>• Mining Operations</li><li>• Sand &amp; Gravel Operations</li><li>• Military Reserve/ National Guard</li></ul>	<ul style="list-style-type: none"><li>• 7,000 Sq foot minimum lot size</li><li>• Mobile Home Subdivisions</li><li>• Common-wall Subdivisions</li><li>• Indoor Recreation Facilities: Tennis, etc.</li></ul>

## **HABITAT**

According to the 1994 Juneau Wetlands Management Plan, there are Class 'A' and 'C' wetlands on both properties. Since this wetland map does not represent most accurate wetland mapping, staff encourages both property owners to delineate the wetlands on their site, as it may affect the layout of future development. Further, prior to filling of any wetlands, permission shall be first obtained by the US Army Corps of Engineers.

Besides wetlands, there are no other habitats on either property that are regulated by the Land Use Code.

## **GEOPHYSICAL HAZARDS**

To preserve life and safety of the public, the Land Use code refers to adopted geophysical hazard maps, such as flood maps and avalanches/landslide maps. Both properties are outside mapped avalanches and landslides. However, the larger parcel contains a Zone A mapped flood zone, which represents an area that would be flooded by Montana Creek during a 100-year storm event. This Zone A area is on the northwest corner (back left) of



this site and is shown on the effective Flood Insurance Rate Map, dated 1990 (Attachment C). The Land Use Code allows development, such as housing, to be built in Zone A areas, as long as it is built safely by meeting specific flood regulations under CBJ §49.70.400. Meeting these regulations ensure future buildings will withstand a 100-year storm event.

Staff notes that the city is currently reviewing new, draft Flood Insurance Rate Maps. There is no significant difference between the effective and draft flood maps in this area.

### **PUBLIC COMMENT**

The Community Development Department (CDD) held a neighborhood meeting on March 28, 2013 at the Mendenhall River Elementary School to inform the neighborhood of the two rezone proposals and receive public comment. There was a general consensus concerning increased housing density in the neighborhood and an uncertainty of commercial uses entering the neighborhood. Staff notes that the current density of the neighborhood is lower than what is allowed under the D-3 district. The allowance of Mobile Home Subdivisions in the D-5 district was of a specific concern and undesired element of the D-5 district permitted uses. Staff informed the public that this type of subdivision requires a Conditional Use permit and may not be allowed in every neighborhood in a D-5 district. The applicants were present and had informed the public that the future development would likely be of a typical, detached single-family dwelling subdivision. Staff indicated that any large housing subdivision would be reviewed by the Planning Commission to ensure it is not detrimental to existing housing.

Staff received three letters from the public at the meeting (Attachment D). Two of the letters supported the rezone. The third letter supported keeping the D-3 district and also having a 100-foot buffer strip along the back lot lines of both properties involved (AME2013 0002 & AME2013 0004) to provide a green separation, and keep a 3-story height. An increase in density may not warrant a 100-foot buffer to separate views of development but a smaller buffer could be appropriate. As stated earlier, a large subdivision or any commercial use will require Commission review and may need a buffer at that time. The D-3 and D-5 maximum height is the same at 35 feet, which would permit up to a 3-story house. There would be no change to the maximum height if the rezone proposal is approved.

## **FINDINGS**

As indicated earlier, rezoning the property from D-3 to D-5 will allow higher housing density and greater flexibility for designing future housing locations and subdivision designs. The D-5 density is more consistent with the 2008 Comprehensive Plan than the D-3 district. Further, the Land Use Code definition of the D-5 district best fits a property that is located in the Urban Service Area and has access to public water and sewer. As stated earlier, both properties are located in this boundary and have access to these utilities. Based on these facts, the proposal is consistent with the Comprehensive Plan and compliant with the Land Use Code.

## **STAFF RECOMMENDATION**

### 1) Recommendation

- a) Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommends the Assembly approve the rezone proposal of the 17.9 acre parcel from D-3 to D-5.

### 2.) Recommendation

- a. Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommends the Assembly approve the rezone proposal of the 3.6 acre parcel from D-3 to D-5.

# DEVELOPMENT PERMIT APPLICATION

Project Number <b>AME2013-02</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>1/28/13</b>
Project Name (City Staff to Assign Name) <b>Rezone D-3 to D-5</b>		

PROJECT / APPLICANT INFORMATION	Project Description		
	<b>PROPERTY LOCATION</b>		
	Street Address	City/Zip	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 1796 TR B2</b>		
	Assessor's Parcel Number(s)		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name <b>PAUL BARRETT</b>	Contact Person: <b>780-9571</b>	Work Phone:
	Mailing Address <b>P.O. Box 33914</b>	Home Phone:	Fax Number:
	E-mail Address	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.			
<input checked="" type="checkbox"/>	<u><b>Paul Barrett</b></u> Landowner/Lessee Signature	<u><b>1-28-2013</b></u> Date	
<input type="checkbox"/>	_____ Landowner/Lessee Signature	_____ 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 as below.</small>			
Applicant's Name <b>CHARLE RAMAGE</b>	Contact Person: <b>SAME</b>	Work Phone: <b>787-4724</b>	
Mailing Address <b>9232 LONE RUN DRIVE</b>	Home Phone: <b>790-2867</b>	Fax Number:	
E-mail Address <b>ramage@alaska.net</b>	Other Contact Phone Number(s): <b>723-8501</b>		
<input checked="" type="checkbox"/>	<u><b>Char Ramage</b></u> Applicant's Signature	<u><b>1/28/2013</b></u> Date of Application	

STAFF APPROVALS	<b>OFFICE USE ONLY BELOW THIS LINE</b>			
	<input checked="" type="checkbox"/>	Permit Type <b>Building/Grading Permit</b>	Date Received:	Application Number(s)
		City/State <b>Project Review and City Land Action</b>		
		Inquiry Case <b>(Fee In Lieu, Letter of ZC, Use Not Listed)</b>		
		Mining Case <b>(Small, Large, Rural, Extraction, Exploration)</b>		
		Sign Approval <b>(If more than one, fill in all applicable permit #'s)</b>		
		Subdivision <b>(Minor, Major, PUD, St. Vacation, St. Name Change)</b>		
		Use Approval <b>(Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)</b>		
		Variance Case <b>(De Minimis and all other Variance case types)</b>		
		Wetlands <b>Permits</b>		
<input checked="" type="checkbox"/>	Zone Change <b>Application</b>	<b>1/28/13</b>	<b>AME20130002</b>	
	Other <b>(Describe)</b>			
Comments:			<b>Permit Intake Initials</b> <b>EEK</b>	

# ZONE CHANGE APPLICATION

Project Number <u>99152</u>	Project Name (15 characters)	Case Number <u>AME 20130002</u>	Date Received <u>1/28/13</u>	
<b>LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:</b>				
<u>USS 1796 TR B2</u>				
<u>PETER PAUL BARRETT TRUSY EB</u>				
<b>IS THIS AN EXPANSION OF AN EXISTING ZONE?</b> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>				
Total Land Area of Proposed Change <u>17.95</u> acres		Comp Plan Designation <u>ULDR</u>		
Current Zone(s) <u>D-3</u>		Comp Plan Map <u>6</u>		
New Zone Requested <u>D-5</u>				
<b>TYPE OF ZONE CHANGE REQUESTED:</b>				
<input checked="" type="checkbox"/> Regular		<input type="checkbox"/> Transition		
<b>HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?</b>				
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		
<b>UTILITIES AVAILABLE:</b>				
WATER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site		SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site		
<b>PURPOSE OF THE REQUESTED ZONE CHANGE:</b>				
<u>SO BUILDER AND OWNER CAN BUILD</u>				
<u>NEW HOMES.</u>				
<b>IS THERE A PROPOSED USE OF THE LAND?</b> <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
<b>PROPOSED BUFFERS TO ADJACENT ZONES?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
<b>DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):</b>				
<u>NOT AT THIS TIME.</u>				
<b>DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:</b>				
STREETS: <u>NONE</u>				
WATER: <u>NONE</u>				
SEWER: <u>NONE</u>				
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</u>	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100</u>	_____	_____	_____
<b>Total Fee</b>	<b>\$ <u>750.00</u></b>	<u>6302</u>	<u>eli251</u>	<u>1/28/13</u>

TO BE COMPLETED BY THE APPLICANT

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

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <u>1/28/13</u>
Project Name <small>(City Staff to Assign Name)</small>		

PROJECT / APPLICANT INFORMATION	<b>Project Description</b> Zone Change		
	<b>PROPERTY LOCATION</b>		
	Street Address 9990 Mendenhall Loop Road		City/Zip Juneau
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Blueberry Acres TR B		
	Assessor's Parcel Number(s) 4B2901050010		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name Duran Constroction Co, LLC.	Contact Person: Marciano Duran	Work Phone: 907-780-6161
	Mailing Address P.O. Box 32634	Home Phone: Same	Fax Number: 907-780-6162
	E-mail Address mduran@acsalaska.net	Other Contact Phone Number(s):	
	<b>LANDOWNER/ LESSEE CONSENT</b> <span style="float: right;">****Required for Planning Permits, not needed on Building/ Engineering Permits****</span>		
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		Date <u>1/28/13</u>	
X	_____	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> <span style="float: right;">If the same as OWNER, write "SAME" and sign and date at X below</span>			
Applicant's Name Marciano Duran		Contact Person: Marciano Duran	
Mailing Address P.O. Box 32634, Juneau AK 99803		Home Phone: 907-780-6162	
E-mail Address mduran@acsalaska.net		Other Contact Phone Number(s):	
X		Date of Application <u>1/28/13</u>	

STAFF APPROVALS	<input checked="" type="checkbox"/>	<b>Permit Type</b>	***SIGN	Date Received	Application Number(s)
		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			
	Zone Change Application		<u>1/28/13</u>	<u>AME 13-004</u>	
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				<b>Permit Intake Initials</b>	
_____				<u>JKL</u>	

# ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number AME 13-004	Date Received 1/28/13
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**LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:**

Parcel # 4B2901050010, 9990 MENDENHALL LOOP RD.

**IS THIS AN EXPANSION OF AN EXISTING ZONE?**

Yes  No

Total Land Area of Proposed Change 3.6 acres      Comp Plan Designation \_\_\_\_\_

Current Zone(s) D-3      Comp Plan Map \_\_\_\_\_

New Zone Requested D-5

**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:**

Increase density will better allow feasibility of developing parcel.

**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):**

A zone change from D-3 to D-5 will allow for up to 5 units per acre and 7,000 minimum lot size or approx. 15-17 units.

**DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:**

**STREETS:** Street/Driveway access from Mendenhall Loop Rd.

**WATER:** Connection to CBJ water at Mendenhall Loop Rd.

**SEWER:** Connection to CBJ sewer at Mendenhall Loop Rd.

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.

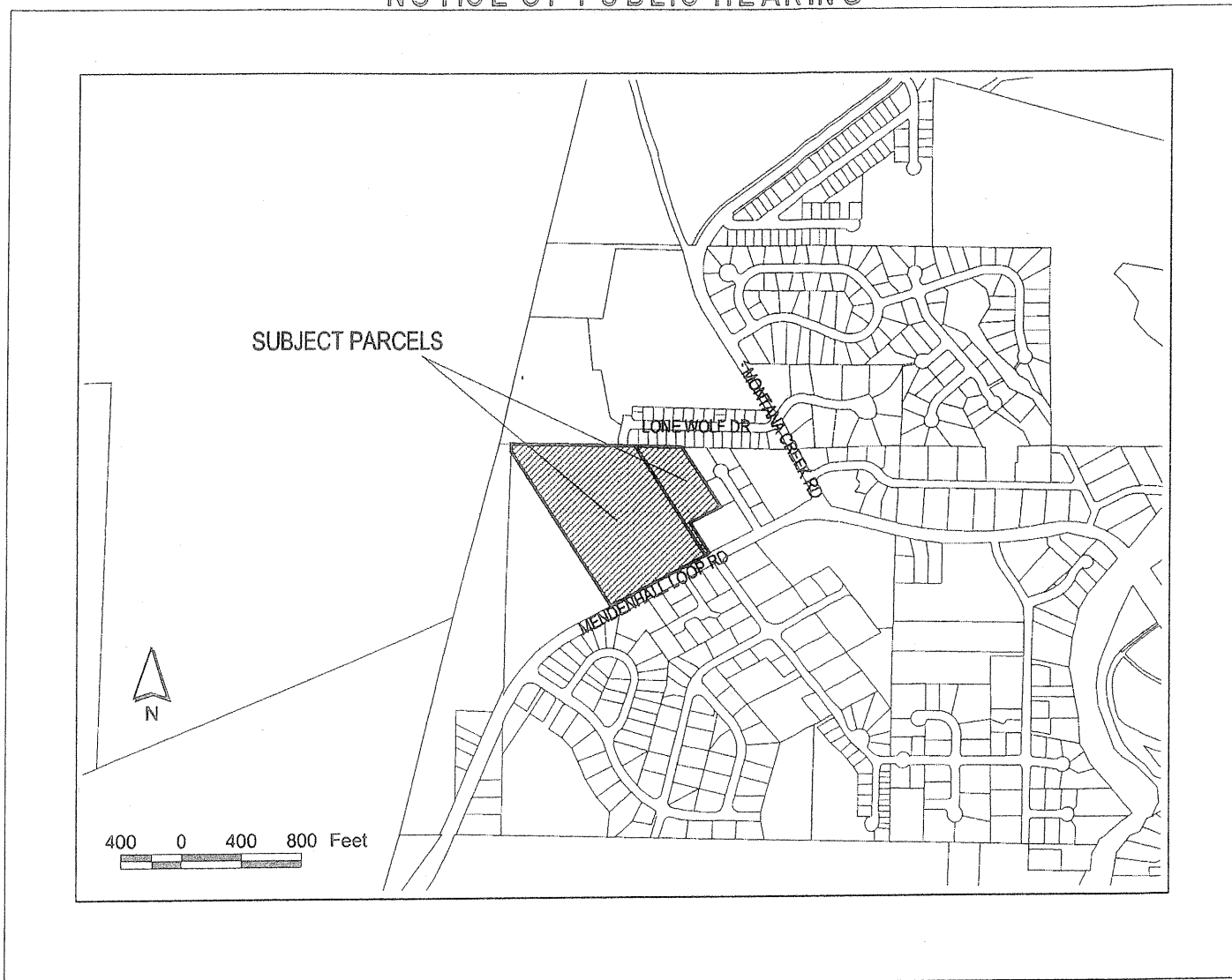
**ZONE CHANGE FEES**

Fees	Check No.	Receipt	Date
Application Fees      \$ <u>600</u>	_____	_____	_____
Admin. of Guarantee      \$ _____	_____	_____	_____
Adjustment      \$ _____	_____	_____	_____
Pub. Not. Sign Fee      \$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit      \$ <u>100</u>	_____	_____	_____
<b>Total Fee</b> \$ <u>750</u>	<u>9399</u>	<u>e110253</u>	<u>1/28/13</u>

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

TO BE COMPLETED BY THE APPLICANT

Mailed 3/21  
**NOTICE OF PUBLIC HEARING**



**PROPOSAL:** A neighborhood meeting to discuss the proposed rezone of two parcels along Mendenhall Loop Road from D-3 to D-5 Residential.

<p><b>FILE NO:</b> AME2013 0004 &amp; AME2013 0002</p> <p><b>TO:</b> Adjacent Property Owners</p> <p><b>MEETING DATE:</b> Thursday, March 28, 2013</p> <p><b>MEETING TIME:</b> 6:00pm - 8:00pm</p> <p><b>PLACE:</b> Mendenhall River Elementary School Library 9001 Mendenhall Loop Road Juneau, Alaska 99801</p>	<p><b>APPLICANTS:</b> Charles Ramage &amp; Duran Construction</p> <p><b>Property PCN:</b> 4-B29-0-105-001-0 &amp; 4-B29-0-102-002-0</p> <p><b>Owners:</b> Marciano Duran &amp; Paul Barrett</p> <p><b>Size:</b> Approx. 22 Acres Total</p> <p><b>Zoned:</b> Currently D-3</p> <p><b>Site Address 1:</b> 9990 Mendenhall Loop Road</p> <p><b>Site Address 2:</b> Vacant Lot</p> <p><b>Accessed via:</b> Mendenhall Loop Road</p>
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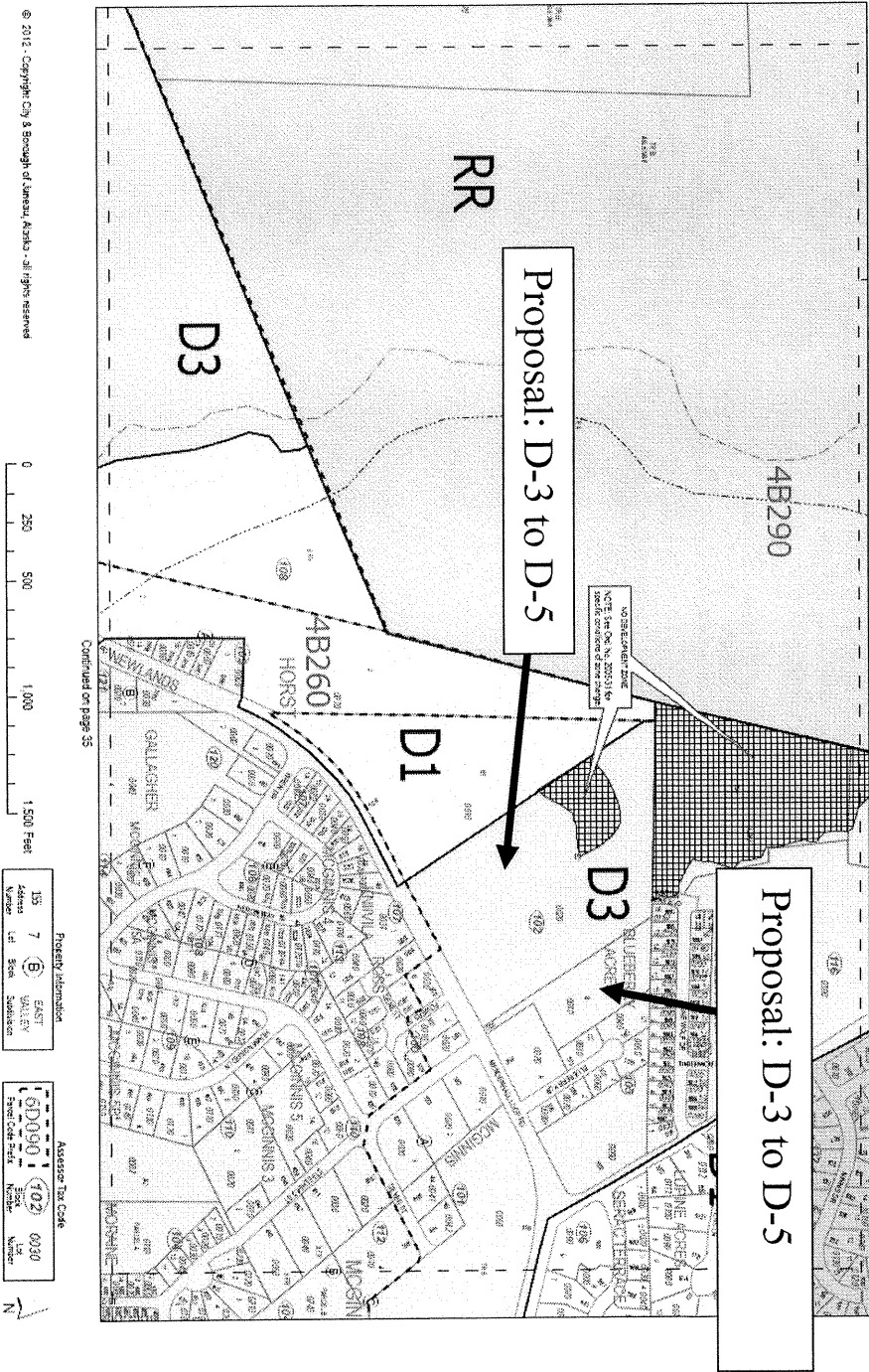
**PROPERTY OWNERS PLEASE NOTE:**

You are invited to attend this Neighborhood Meeting and present oral testimony. This rezone property will be scheduled for Planning Commission review in the near future. Staff will also consider written testimony and encourages submittal to the Community Development Department at any time during this process. Materials received will be reviewed and included in the information packet given to the Planning Commission a few days before the Public Hearing.

To submit comments or if you have questions, please contact Eric Feldt at [eric\\_feldt@ci.juneau.ak.us](mailto:eric_feldt@ci.juneau.ak.us) or at 586-0764.

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

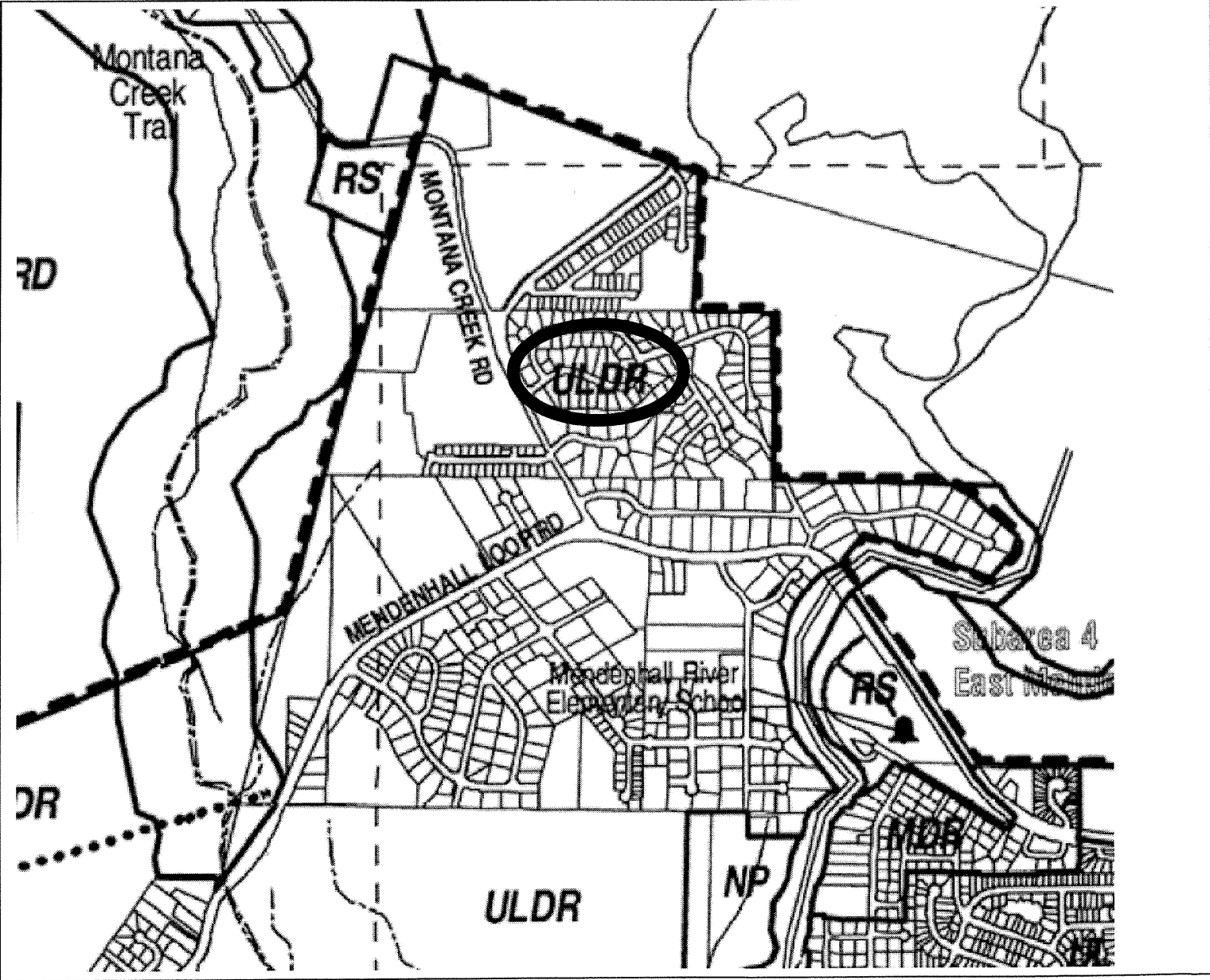
# Adopted Zoning Map

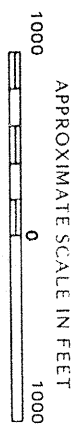
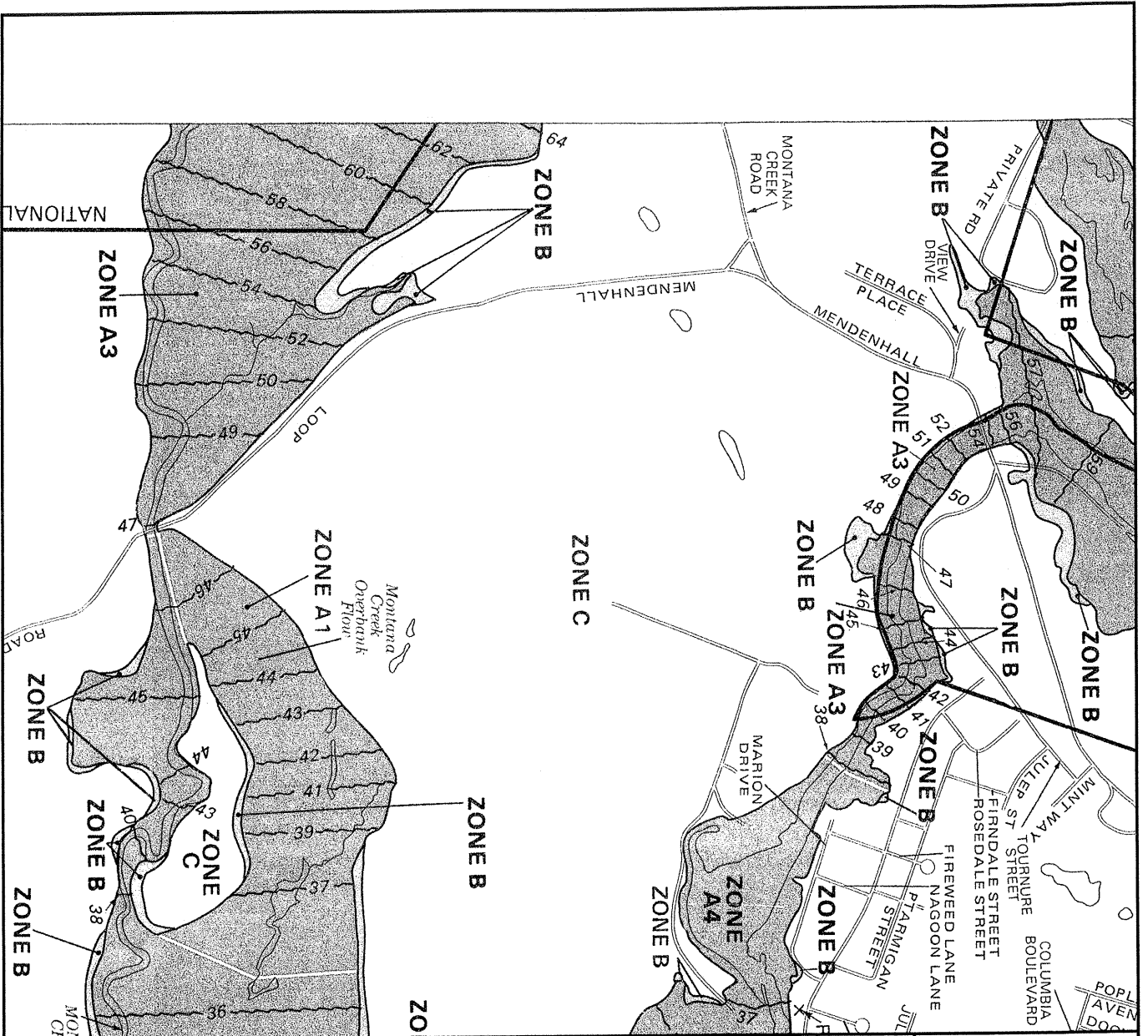




2008 Comprehensive Plan  
(Magnified View of North Mendenhall Valley Region)

Land Use Designation  
ULDR: Urban Low Density Residential





NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY AND BOROUGH OF  
JUNEAU,  
ALASKA

PANEL 880 OF 1050  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

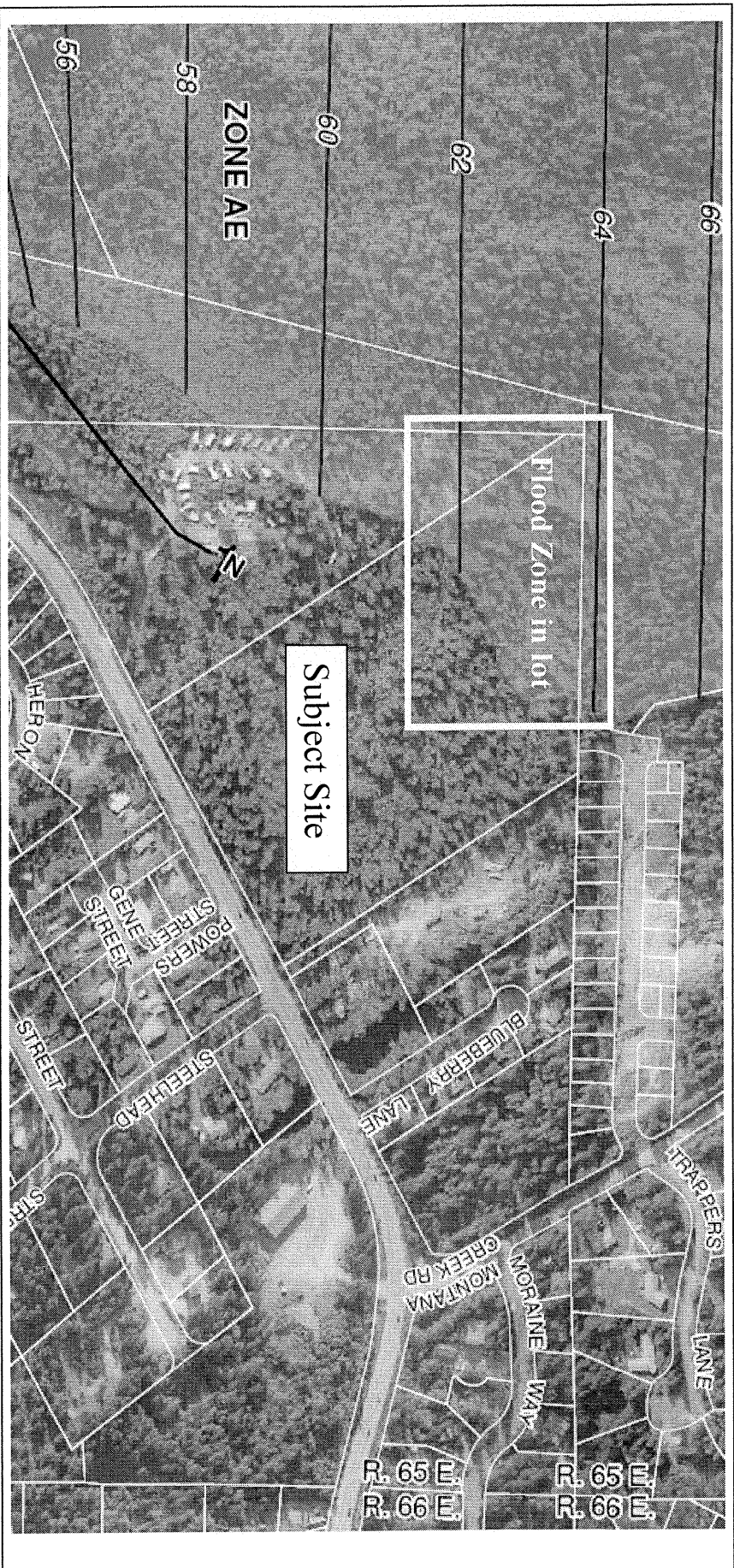
COMMUNITY-PANEL NUMBER  
020009 0880 C  
MAP REVISED:  
SEPTEMBER 28, 1990



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.nfsc.fema.gov](http://www.nfsc.fema.gov).

# 2013 DRAFT Flood Map Magnified View of Flood Map



COMMENTS SHEET  
NEIGHBORHOOD MEETING

Thursday, March 28, 2013  
Mendenhall River Elementary School Library

Proposal: AME2013-02 & AME2013-04: Rezone Requests  
from D-3 to D-5

Name: John Orbistondo, 209-1899

I would like to see a busser,  
say 100 St, between the new  
subdivision's back edge and the  
Montana Creek West subdivision.  
This will give both subdivisions  
a green boundary.

I would also like to minimize  
the height of the buildings  
to say three stories, max.

My preference is to keep the  
D-3 zoning.

COMMENTS SHEET  
NEIGHBORHOOD MEETING

Thursday, March 28, 2013  
Mendenhall River Elementary School Library

Proposal: AME2013-02 & AME2013-04: Rezone Requests  
from D-3 to D-5

Name: KARLA HART

I am supportive of D-5  
for this rezoning.

I will be watching for  
participation in the  
planning process for actual  
subdivision plan.

COMMENTS SHEET  
NEIGHBORHOOD MEETING

Thursday, March 28, 2013  
Mendenhall River Elementary School Library

Proposal: AME2013-02 & AME2013-04: Rezone Requests  
from D-3 to D-5

Name: Marciano Duan Jr.

Juneau needs more affordable housing. The majority  
of people my age (22), cannot afford to buy  
or rent anything to stay local. Opening up  
more land and increasing density would make more  
housing available and bring rents/home prices down  
to reasonable levels.