

PLANNING COMMISSION
NOTICE OF DECISION

Date: May 16, 2013

File No.: USE2013 0015

Aniakchack, INC
6000 Thane Road
Juneau, AK 99801

Application For: A Conditional Use permit for a 24-unit apartment complex at the end of Davis Avenue in Lemon Creek. [Staff notes that only 23 units could be approved due to D-10 district allowed density and lot size.]

Legal Description: Parcel 1B Mendota Park

Property Address: Davis Avenue

Parcel Code No.: 5-B12-0-107-004-3

Hearing Date: May 14, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 10, 2013 and approved a 23-unit apartment complex to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. [MET] Prior to the issuance of a Building permit, the applicant shall submit a parking plan showing at least 35 parking spaces and 2 accessible parking spaces according to the size dimensions listed under CBJ 49.40.210.
2. Prior to issuance of a Building permit, the applicant shall submit a site plan that indicates all driving surfaces will be paved, except for the southern turn-around area between the end and the 21' wide line shown on submitted plans.
3. Prior to issuance of a Certificate of Occupancy, all driving and parking areas, except where stated in condition 2, shall be paved or bonded for.
4. Prior to the issuance of a Building permit, the applicant shall submit a CBJ-approved drainage permit that shows how water run-off will be managed prior to entering Lemon Creek.
5. Prior to the issuance of a Building permit, the applicant shall submit a site plan showing a pedestrian pathway that connects to the existing walkway.
6. Prior to issuance of a Building permit, the applicant shall install a silt fence along the 50-foot streamside setback from the Lemon Creek ordinary high water mark.
7. Prior to final Certificate of Occupancy, the applicant shall record a new fire apparatus easement to revise the easement shown on Plat 2013-08.
8. Prior to issuance of a Building permit, the applicant shall eliminate the southern snow storage area shown at the southern end of the fire apparatus turn-around.

Attachments: May 10, 2013, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2013 0015.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

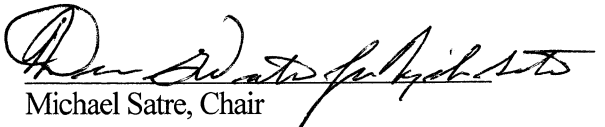
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

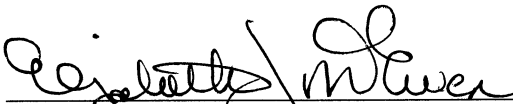
Effective Date: The permit is effective upon approval by the Commission, May 14, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or November 14, 2104, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Eric Feldt, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk
Deputy

5/21/13
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.