


MEMORANDUM

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

DATE: July 1, 2013

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: USE2013 0017

PROPOSAL: Replace single family with a 12 -unit apartment building at the end of Delta Drive.

GENERAL INFORMATION

Applicant: Delta Park LLC

Property Owner: Delta Park LLC

Property Address: 4090 Delta Drive

Legal Description: Tract 1 A Thunder Mountain Park

Parcel Code Number: 5-B24-0-162-001-1

Site Size: 1.81 Acres (79,189 Square Feet)

Comprehensive Plan Future Land Use Designation: Medium Density Residential

Zoning: D-18

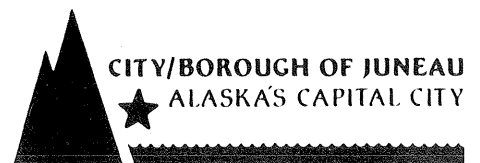
Utilities: City Water & Sewer

Access: Delta Drive

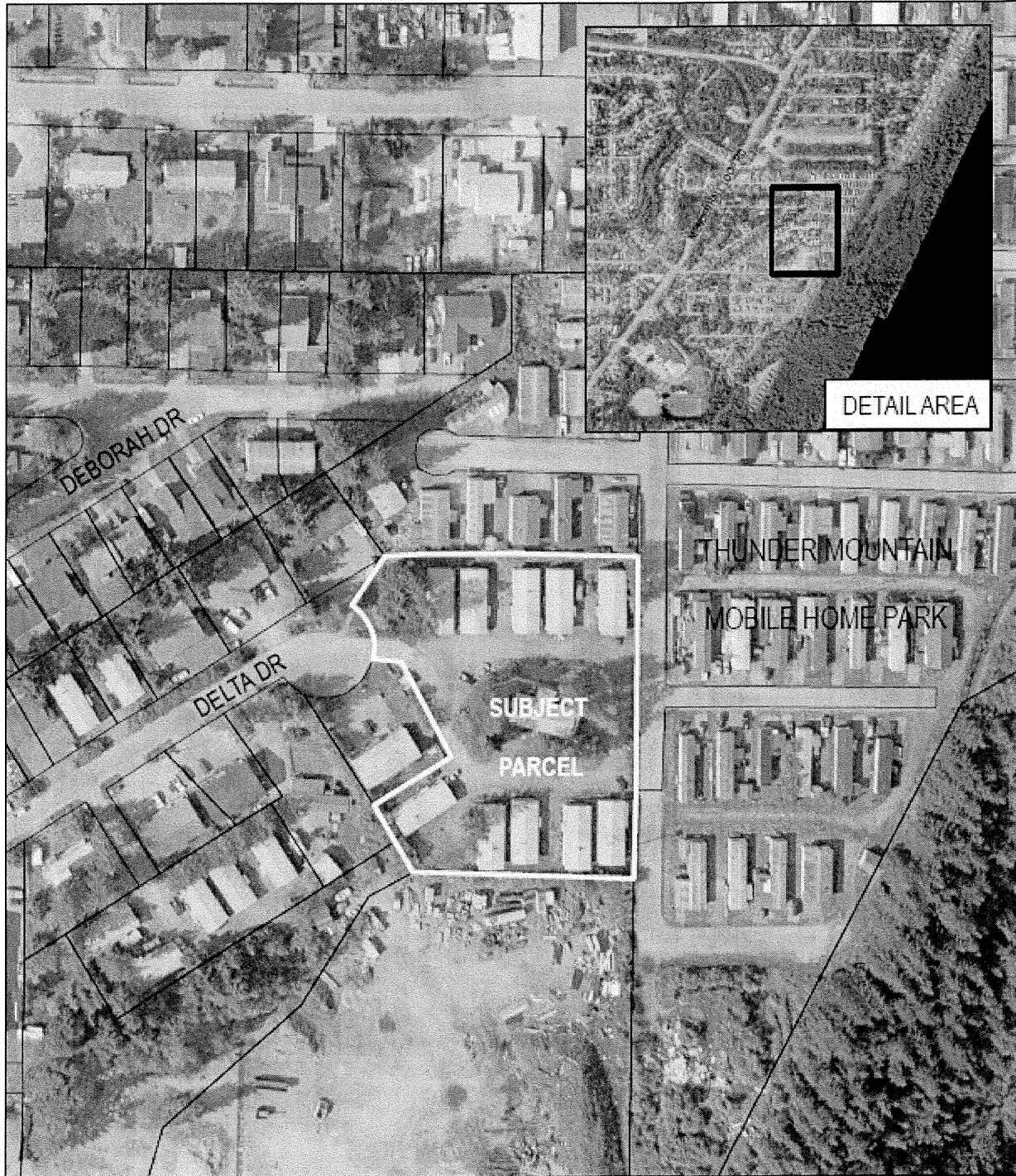
Existing Land Use: Mobile Homes

Surrounding Land Use:

North	- D-18; Thunder Mt. MH Park; Thunder Mt Rd.
South	- D-18; Misc. Contractor's Storage; Valley Blvd
East	- D-18 Thunder Mt. MH Park; Thunder Mt Rd.
West	- D-18; 4-Plex Apartment; Delta Dr.

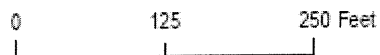


Vicinity Map



4090 DELTA DR
VICINITY

Map created: June 10th, 2013



ATTACHMENTS

Attachment	A	Site Plan
Attachment	B	Project Plans

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 12-unit apartment building at the end of Delta Drive. See vicinity map. The apartment building will replace an existing single-family home which is surrounded by 10 modular homes. See Attachment A & B. Therefore, the proposal will increase the number of units on the property from 11 to 22.

The apartment building will be located in the center of the property. A driveway off of Delta Drive circles around the building and in front of each modular home. Parking is provided on both sides of the apartment building and next to each modular home.

Since the number of proposal dwelling units is more than eight units, the proposal requires a Conditional Use permit.

BACKGROUND

According to Assessor's database, the site was previously developed sometime after 1967 with ten, detached mobile homes and a single family home in the center of the property. Recently, the owner gained approval to replace all mobile homes with modular homes (Building Permit # BLD2013 0336) and to demolish the existing single family house.

ANALYSIS

Project Site

As stated earlier, the property is located at the end of Delta Drive which is in the northeast section of the Mendenhall Valley. See vicinity map. There are apartment buildings to the west and south of the property, and the Thunder Mountain Mobile Home Park lies to the east and north. The property and surrounding properties are zoned D-18. This district permits multifamily dwellings (i.e. apartments and condominiums) with maximum density of 18 units per acre.

As mentioned earlier, the parcel contains 11 dwelling units, 10 mobile homes surrounding one single family home. Each unit has access to City water and sewer. There is a single driveway that loops through the site and provides access to the proposed apartment building and each mobile home.

Project Design

The attached site plan shows the future apartment building and parking spaces, as well as the existing driveway and ten mobile homes. The apartment building is two stories in height and contains 12, two-bedroom units, one of which will be wheelchair accessible. There will be 24 parking spaces in front of the building, each fronting a sidewalk leading to the entrances. Grassy lawn areas will be provided around the building.

Traffic

The traffic volume will increase along Delta Drive with 11 new dwelling units on the site. To determine the forecasted increase in vehicle trips for the apartment building, staff relied on the Institute of Transportation of Engineers (ITE). Using the Low-Rise Apartment use category, staff averaged the two weekday and weekend day average daily trips (ADT) and to up with a 6.8 ADT for each apartment unit. Staff multiplied 6.8 by 12 (units in building) to come up with a total ADT of 81. Therefore, there will be an average of 81 trips generated by the proposed apartment building. This number falls below the threshold requiring a Traffic Impact Analysis of the Land Use Code.

Though most people will drive to reach their destination, some may walk or bike. There are sidewalks along the building's entrances, but no where else within the site. Delta Drive does not have sidewalks; neither does the street east of the property (Granite Drive). The applicant is installing a gate to allow pedestrians to access Granite Drive. Therefore, pedestrians and bicyclists may travel on either street to access their destination. Delta Drive does not have striped travel lanes nor shoulders, therefore, pedestrians must share the street with cars. Although staff cannot require the applicant to install sidewalks along Delta Drive, staff does recommend that sidewalks be funded in the future on the 6-year Capital Improvement Program (CIP) for this area. The CBJ Engineering Department Director supports this recommendation. Having sidewalks along Delta Drive will improve pedestrian access and safety for the site and properties fronting Delta Drive.

Parking and Circulation

Staff calculated the parking requirement for the proposed 12, two-bedroom building at 1.75 (space per unit) x 12 (No. of units) = 21 spaces. At least one space must be van-accessible space. All parking spaces for the apartment building are located in front of the entrances. See Attachment A. The applicant is providing 24 spaces with two being van-accessible. This results in an excess of three spaces. The required 24-foot access aisle space for sufficient circulation is also met.

The driveway and parking spaces consist of a gravel surface. The applicant is not planning on paving the driving areas. To mark each parking space, the applicant will place wheel stops in front of each space. This requirement will be need to be met during the Building permitting process. If the applicant chooses to pave the driveway and parking areas, each space shall be striped according to parking space dimensions of CBJ §49.40.210.

Noise

The increase in noise levels generated by the project will primarily come from additional traffic. Adding 12, two-bedroom units in a high density neighborhood will result in a substantial increase beyond what exists.

Public Health or Safety

The proposed apartment building will meet all health and safety codes of the current CBJ Building codes. To ensure adequate access for emergency services, staff solicited comments from Dan Jager, Capital City Fire/ Rescue Marshal. Marshal Jager states that having a 24-foot access aisle width is sufficient for a turn-around through the site but thinks it would be a good idea to post ‘Fire Lane, No Parking’ signs along the driveway to discourage vehicles from blocking emergency access. Also, Marshal Jager states that the existing fire hydrant located at the Delta Drive cul-de-sac is within acceptable distance to the project. Staff recommends a condition of approval that the applicant install Fire lane - No Parking signs along the driveway.

Staff also solicited comments from Bryce Johnson, Police Department Chief. Chief Johnson stated that he did not have any concerns with the project.

Further, the property is not located in a high-risk flood zone, according to the adopted and draft flood maps.

Habitat

There are no mapped eagles nests, anadromous fish streams, or wetlands. No habitats protected by the Land Use Code will be impacted by the project.

Property Value or Neighborhood Harmony

As stated earlier, the site is bordered by apartment complexes and a mobile home park. The proposed apartment building will be constructed on a developed lot and will be surrounded by modular homes. Therefore, staff finds there will be no negative impact to the adjacent property values or neighborhood harmony.

Conformity with Adopted Plans

This site is located in a Medium Density Residential (MDR) land use category of the 2008 Comprehensive Plan. This category is generally defined as urban lands for multifamily dwellings at densities between 5 and 20 units. The site is zoned D-18, which permits up to 18 dwelling units per acre and multifamily dwelling units. The project does not exceed the allowed density of the zoning district nor the MDR land use category. Therefore, the proposal is consistent with the MDR definition.

The 2008 Comprehensive Plan lists many policies that are relevant to housing. The policies below are germane to the project.

POLICY 10.1 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.

POLICY 10.3 IT IS THE POLICY OF THE CBJ TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.

POLICY 10.5 IT IS THE POLICY OF THE CBJ THAT RESIDENTIAL DEVELOPMENT PROPOSALS, OTHER THAN SINGLE-FAMILY RESIDENCES, MUST BE LOCATED WITHIN THE URBAN SERVICE AREA BOUNDARY OR WITHIN A DESIGNATED NEW GROWTH AREA. APPROVAL OF NEW RESIDENTIAL DEVELOPMENT PERMITS DEPENDS ON THE PROVISION OR AVAILABILITY OF NECESSARY PUBLIC AMENITIES AND FACILITIES, SUCH AS ACCESS, SEWER, AND WATER.

As noted earlier, the proposal consist of a 12, two-bedroom apartment building on a lot that is in the Urban Service Boundary, has City water and sewer, and within a high density neighborhood built with apartment complexes. Therefore, the proposal is consistent with the policies of the 2008 Comprehensive Plan.

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 1.300 for the D-18 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 June 28 and July 8, 2013 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 stated above, the building will be built to comply with current CBJ Building Codes. With the recommended condition of installing Fire Lane - No Parking signs, emergency access will be unobstructed through the site. Therefore, approving the project will not materially endanger the health or safety of the public.

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

No. As noted earlier, the proposed apartment building will be surrounded by modular units on the

same property, and adjacent to existing apartment buildings. The increase in traffic noise will not be substantially higher than what currently exist in the neighborhood. The proposed project will not decrease the value of or be out of harmony with property in the neighboring area.

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

Yes. As mentioned earlier, the proposal is consistent with the MDR land use category, density and policies of the 2008 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?

N/A. The Juneau Coastal Management Program is not relevant to the proposal.

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 a 12-unit, two-bedroom apartment building. The approval is subject to the following condition:

1. Prior to Temporary Certificate of Occupancy, the applicant shall install Fire Lane - No Parking signs along the driveway which are designed and located as approved by the CBJ Fire Marshal.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number <u>USE 20130017</u>	Project Name (15 characters)	Case Number	Date Received <u>05/21/13</u>
---------------------------------------	------------------------------	-------------	----------------------------------

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

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

Please list the Table of Permissible Uses Category: 1.300

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

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

12 unit Apartment building

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

- NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Single family house has been removed from location of proposed 12 unit

PROPOSED USE OF LAND OR BUILDING(S):

2 story Apartment building

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 79,200 square feet Total Area of Existing Structure(s) 14,400 square feet
 Total Area of Proposed Structure(s) 5760 square feet

EXTERNAL LIGHTING:

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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

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

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

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
<i>Class III</i> Application Fees	\$ <u>750.00</u>	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50.00</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____	_____
Total Fee	\$ <u>900.00</u>	<u>4195</u>	<u>C603705</u>	<u>05/21/13</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number USE20130017	CITY and BOROUGH of JUNEAU	Date Received: 05/21/13
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT	Project Description 12 unit Apartment building		
	PROPERTY LOCATION		
	Street Address 4090 Delta Dr	City/Zip Juneau	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Tract 1A Thunder Mountain Park		
	Assessor's Parcel Number(s) 5B240162011		
	LANDOWNER/ LESSEE		
	Property Owner's Name Delta Park LLC	Contact Person: hes Hostetter	Work Phone: 907 923 8295
	Mailing Address 8800 Glacier Ave Suite 107 Jordan Creek	Home Phone: same	Fax Number:
	E-mail Address 1hostetter@dawson.com	Other Contact Phone Number(s): 907-523-1004	
	LANDOWNER/ LESSEE CONSENT <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"/>		5-21-13	
	Landowner/Lessee Signature	Date	
<input checked="" 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.			
APPLICANT <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name	Contact Person:	Work Phone:	
Mailing Address SAME AS ABOVE	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/>		5-21-13	
	Applicant's Signature	Date of Application	

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

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	<small>***SIGN</small>	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)			
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		05/21/13	USE20130017
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
<small>***Public Notice Sign Form filled out and in the file.</small>					
Comments:				Permit Intake Initials	
				EST	

PARKING	
REQUIRED PARKING	
2-BEDROOM (APARTMENTS)	1.75 x 12 UNITS = 21 SPACES
3-BEDROOM (SINGLE FAMILY)	2.00 x 10 UNITS = 20 SPACES
	41 SPACES
ADA SPACES	
	2 REQ SPACES FOR 25-50 SPACES
PARKING SHOWN	
	44 SPACES w/2 ADA SPACES
VEGETATION COVERAGE	
REQUIRED COVERAGE	
	30%
TOTAL LOT AREA	79,200sf
TOTAL VEGETATION COVERAGE	29,500sf
PERCENTAGE OF COVERAGE	37%

- This is for Apartment Complex Only.
 - 10, detached homes require Building permit only, as consistent w/ previously approved plans.



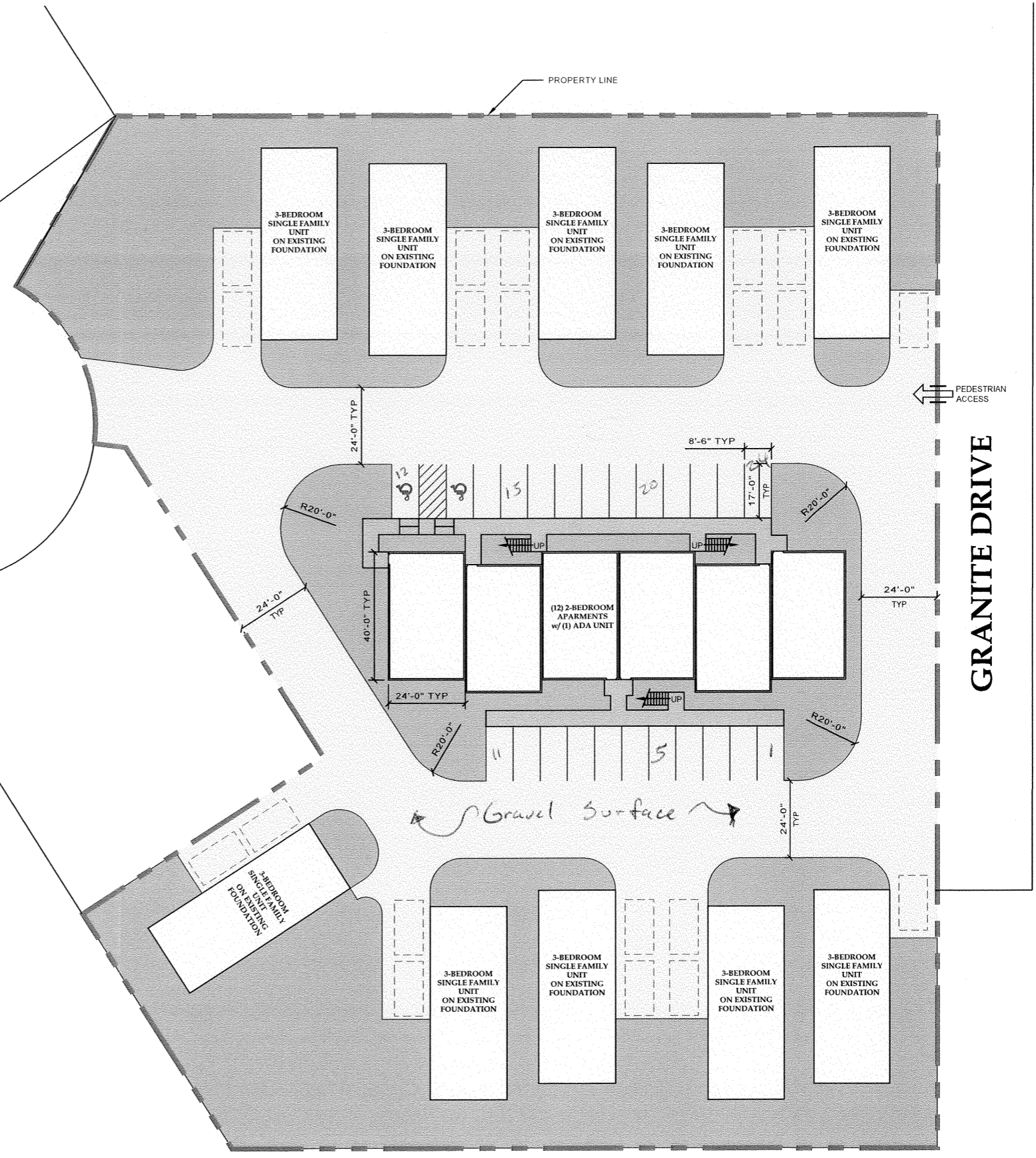
1 KEY PLAN

NTS

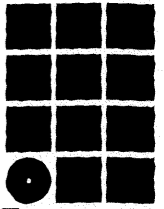
DELTA DRIVE

SITE LOCATION

2 SITE PLAN



SCALE: 0 6' 1' 2'



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**DAWSON CONSTRUCTION
DELTA PARK HOUSING**
Juneau, Alaska

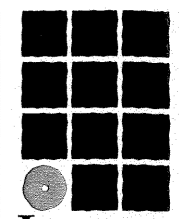
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SHEET TITLE
KEY PLAN &
SITE PLAN

DATE: MAY 2013
FILE: 13035

Attachment A

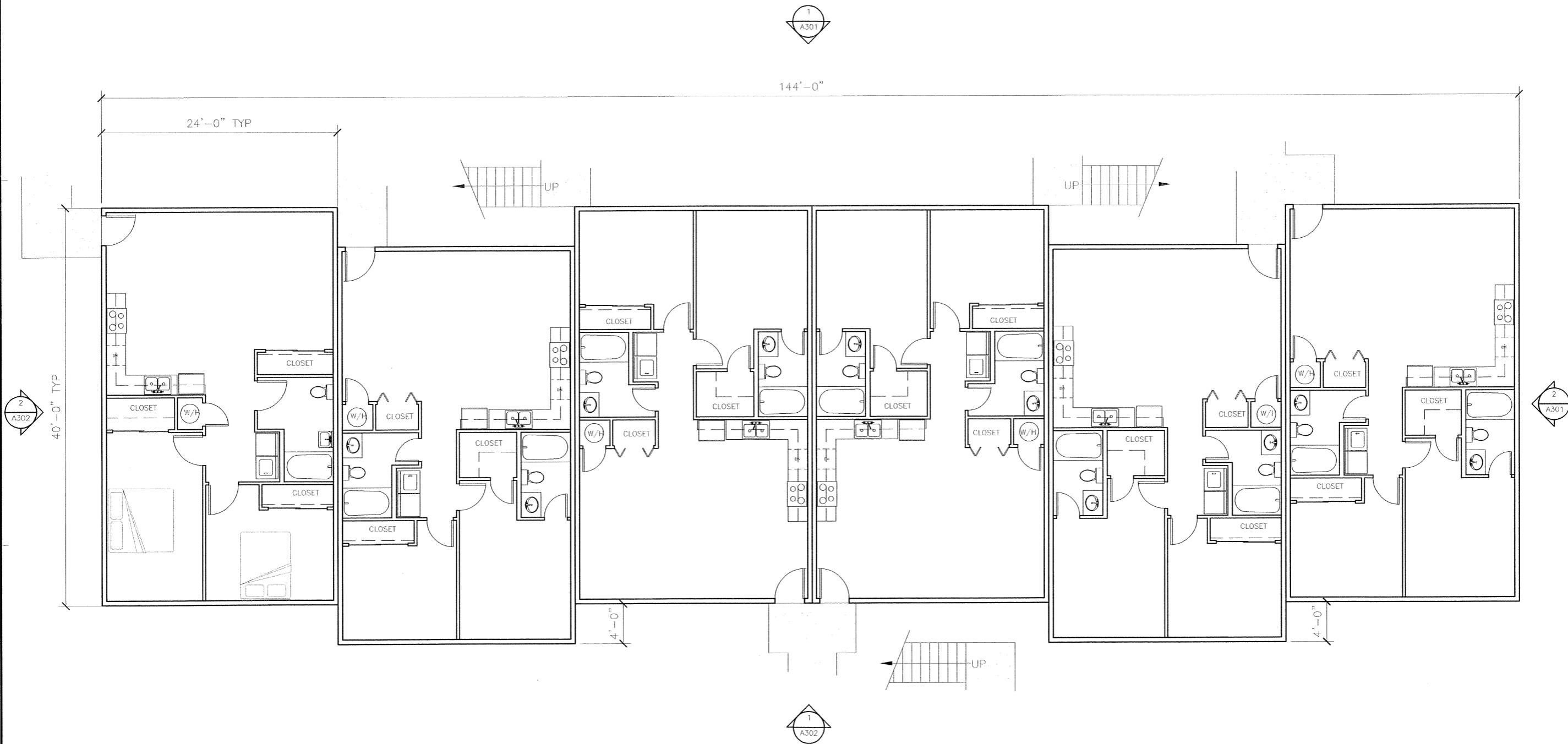
A101



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**DAWSON CONSTRUCTION
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Juneau, Alaska



1 FIRST FLOOR PLAN

SCALE: 0 2' 4' 8' 16'

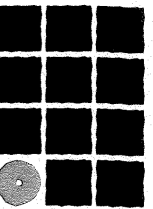


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SHEET TITLE
**FIRST
FLOOR PLAN**

DATE: MAY 2013
FILE: 13035

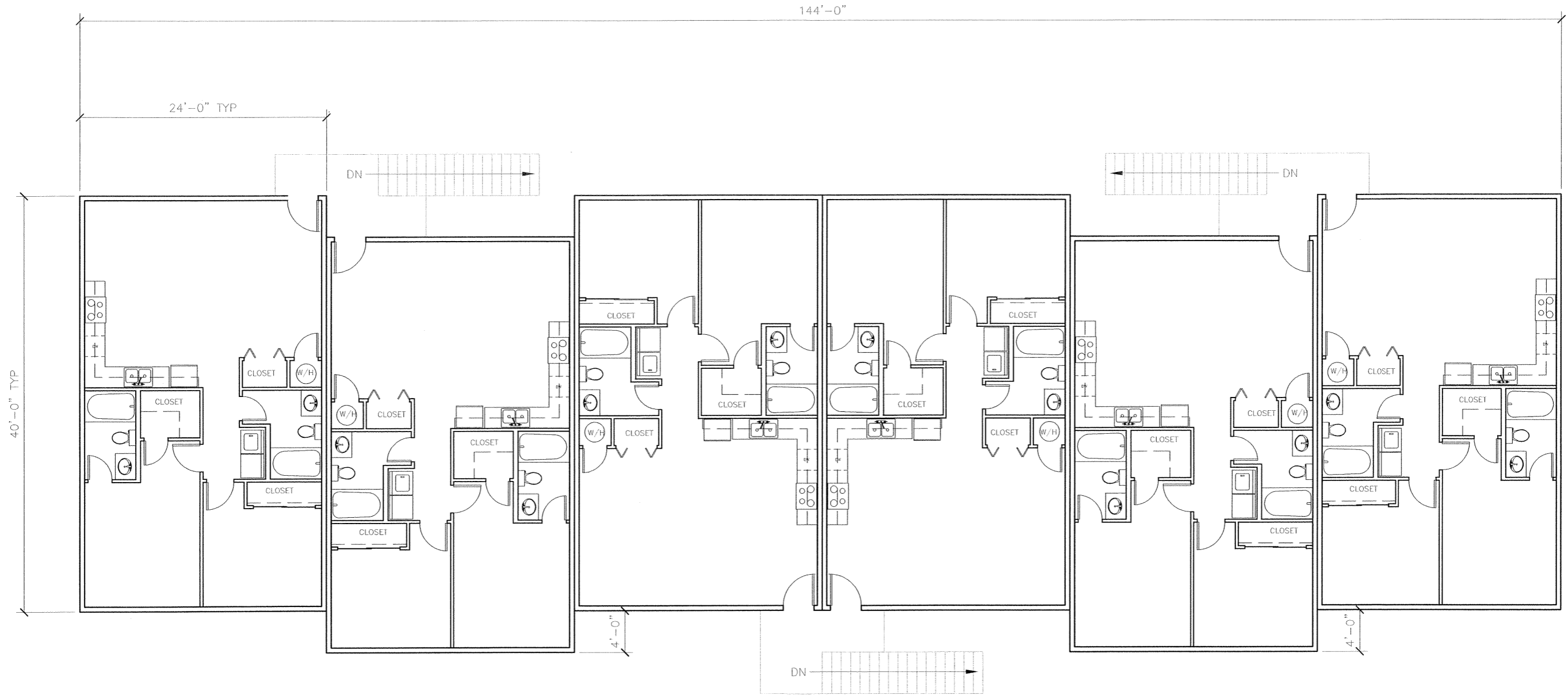
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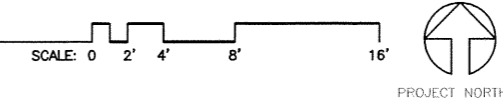
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1 SECOND FLOOR PLAN

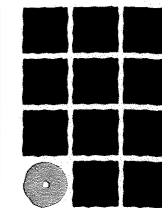


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SHEET TITLE
**SECOND
FLOOR PLAN**

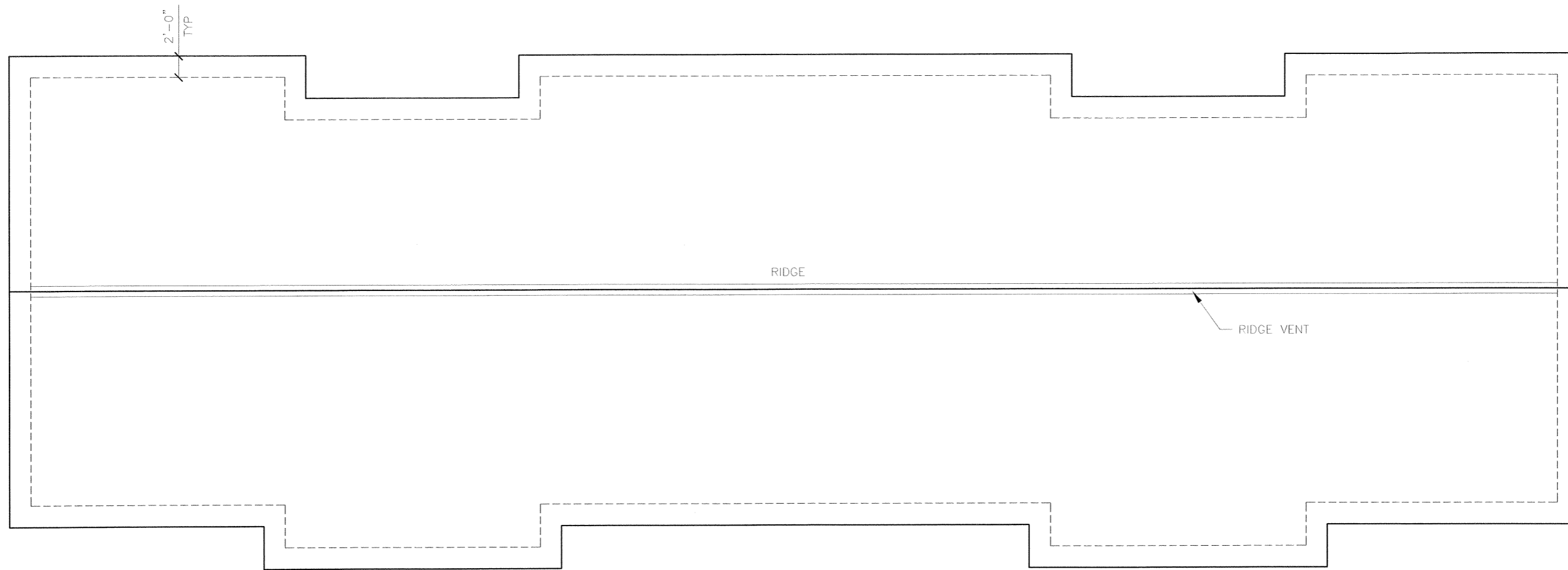
DATE: MAY 2013
FILE: 13035

A202



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1 ROOF FLOOR PLAN

SCALE: 0 2' 4' 8' 16'



PROJECT NORTH

**DAWSON CONSTRUCTION
DELTA PARK HOUSING**
Juneau, Alaska

REVISIONS

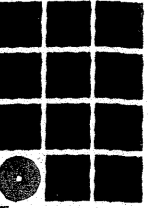
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SHEET TITLE

**ROOF
FLOOR PLAN**

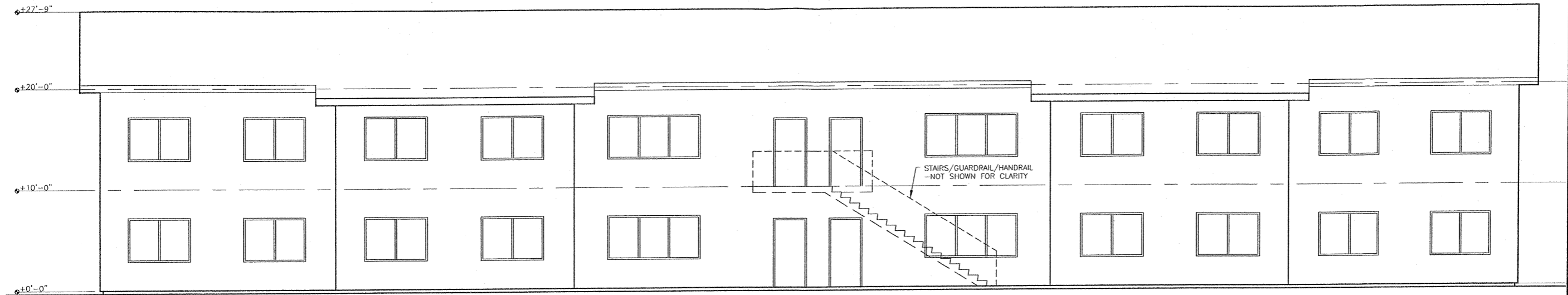
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FILE: 13035

A203



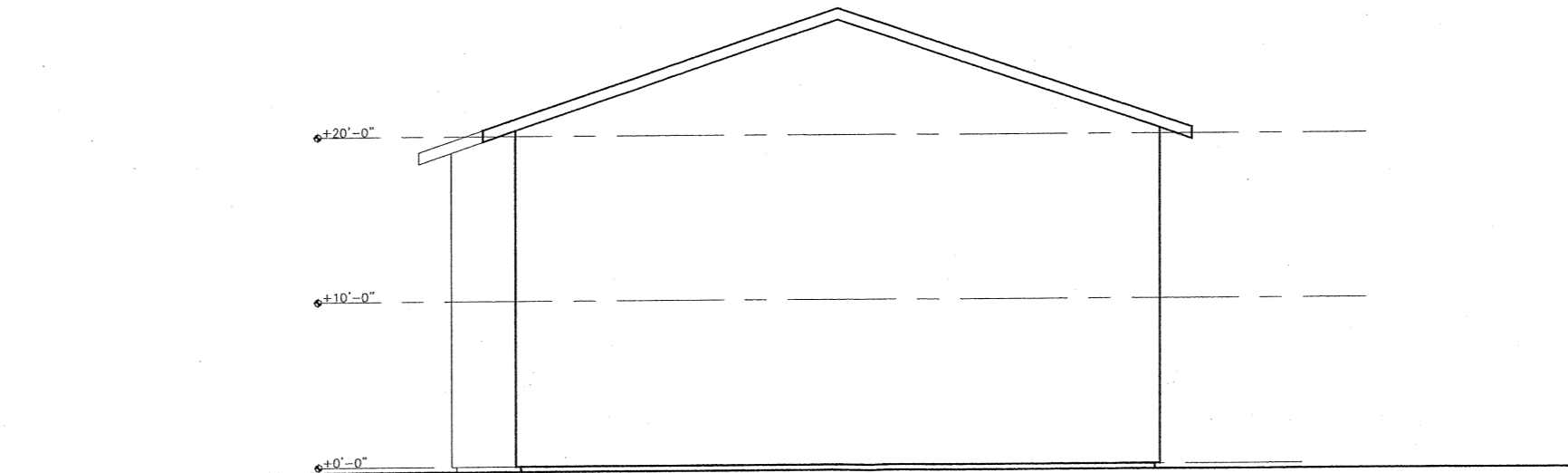
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1 EXTERIOR ELEVATION

SCALE: 0 2' 4' 8' 16'



2 EXTERIOR ELEVATION

SCALE: 0 2' 4' 8' 16'

DAWSON CONSTRUCTION
DELTA PARK HOUSING
Juneau, Alaska

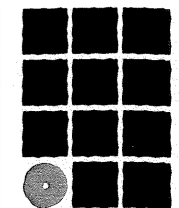
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SHEET TITLE
EXTERIOR
ELEVATIONS

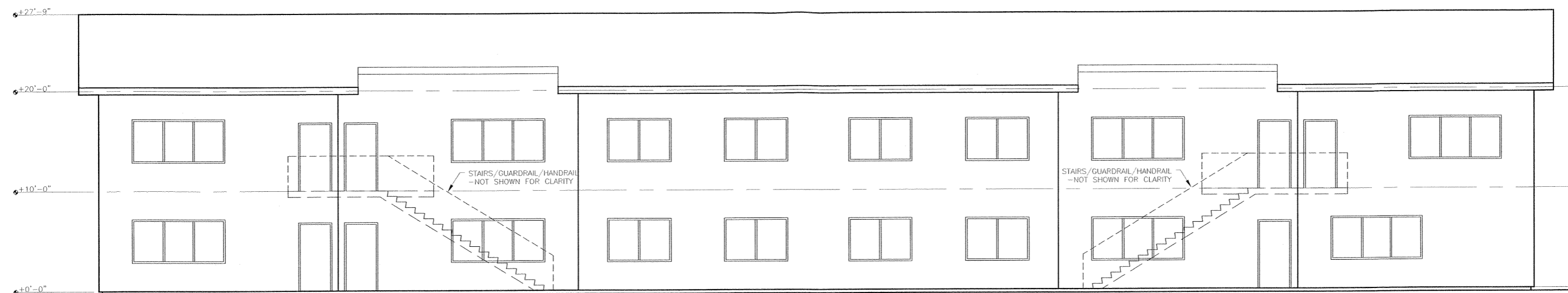
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A301

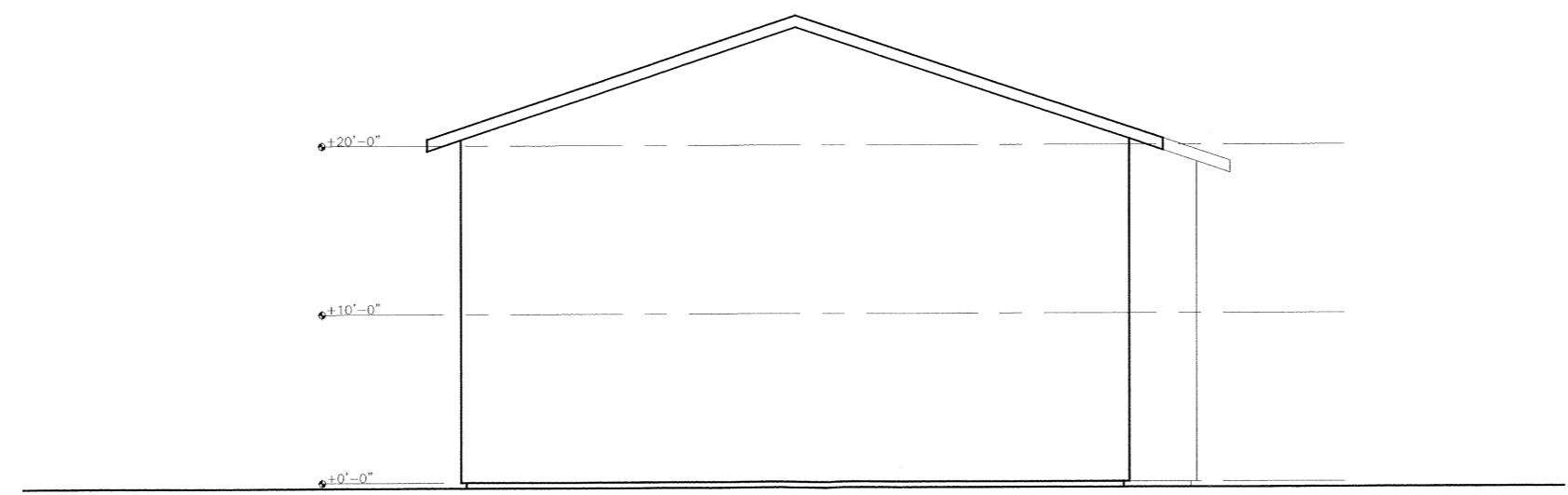
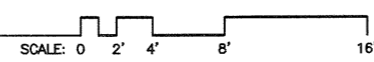


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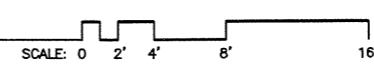
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1 EXTERIOR ELEVATION



2 EXTERIOR ELEVATION



DAWSON CONSTRUCTION
DELTA PARK HOUSING
Juneau, Alaska

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SHEET TITLE
EXTERIOR
ELEVATIONS

DATE: MAY 2013
FILE: 13035

A302

PAC 13-16 Notes

D-18 → 8 units or fewer = Building permit only

This needs Conditional use permit.

PARCEL 4090 - OPTION 1

SITE: 76,631 SF
 OPEN REQ'D: 23,589 SF (30%)
 Zoning District: D-18
 (E) MODULAR HOMES (X10) - 14,400 SF TOTAL
 (E) DRIVE AND PARKING - 24,472 SF TOTAL
 Lot Size: 1.81 acres (79,184 SQ FT)
 Max. Density: 32.7 ≈ 33 units
 CENTRAL SPACE AREA - 15,700 SF
 OPEN SPACE (30%) - 4,710 SF

5,500 SF - FOR MAX BUILDING FOOTPRINT, OPEN SPACE, PARKING

2-STORY NEW BUILDING:
 8 - 2 BEDS @ 950 SF = 7,600 SF
 4 - 1 BEDS @ 700 SF = 2,800 SF

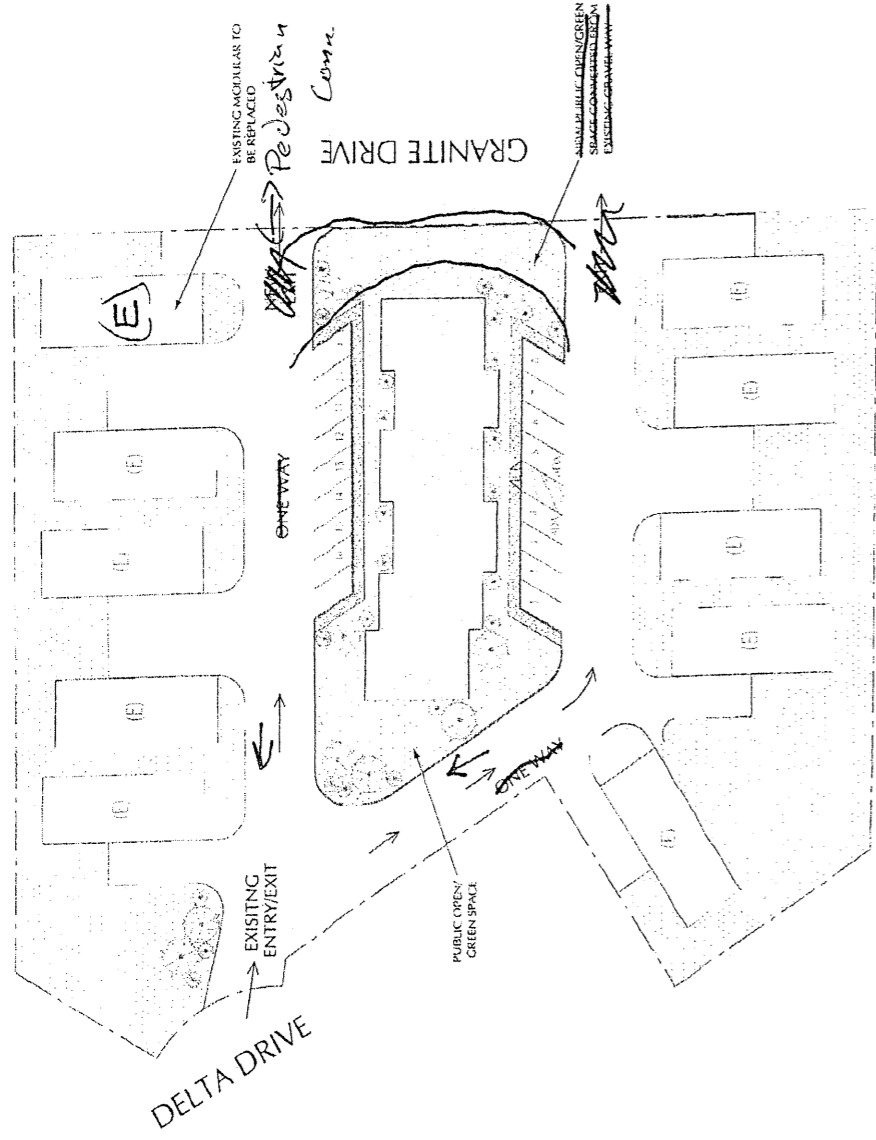
12 units
 10,400 SF = 2 LEVELS - 5,500 FOOTPRINT
 PARKING:
 1.75
 4# FOR 2 BED, X8 = 12# > 20 parking sp.
 1# FOR 1 BED, X4 = 4# (1 Handicap)
 1.5
 16 SPACES MINIMUM

Not in Flood Zone

AREA TOTALS:
 BUILDING AREAS = 19,900
 HARDSCAPE AREAS = 27,186
 GREENSCAPE AREAS = 31,500

- Min. Veg. cover: 30%
 (- 30 x 79,184 = 23,756 SQ FT)

- No mapped wetlands



DAWSON HOUSING STUDIES

MAY 17, 2012

SITE PLAN - PARCEL 4090, Option 1
 1" = 40'



0 20' 40'

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