

# MEMORANDUM

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

**DATE:** July 19, 2013

**TO:** Planning Commission

**FROM:** Beth McKibben, Planner *BMcK*  
Community Development Department

**FILE NO.:** AME2013 0006

**PROPOSAL:** Request for Comprehensive Map Land Use Designation Change from MDR to MU.

Applicant: Richard Harris

Property Owner: Richard Harris

Property Address: 9050 Atlin Drive

Legal Description: USS 381 FR

Parcel Code No.: 5-B16-0-137-001-0

Site Size: 2.68 acres

Zoning: D10

Comprehensive Plan: MDR

Utilities: City water & sewer

Access: Atlin Drive and Mendenhall Loop Road

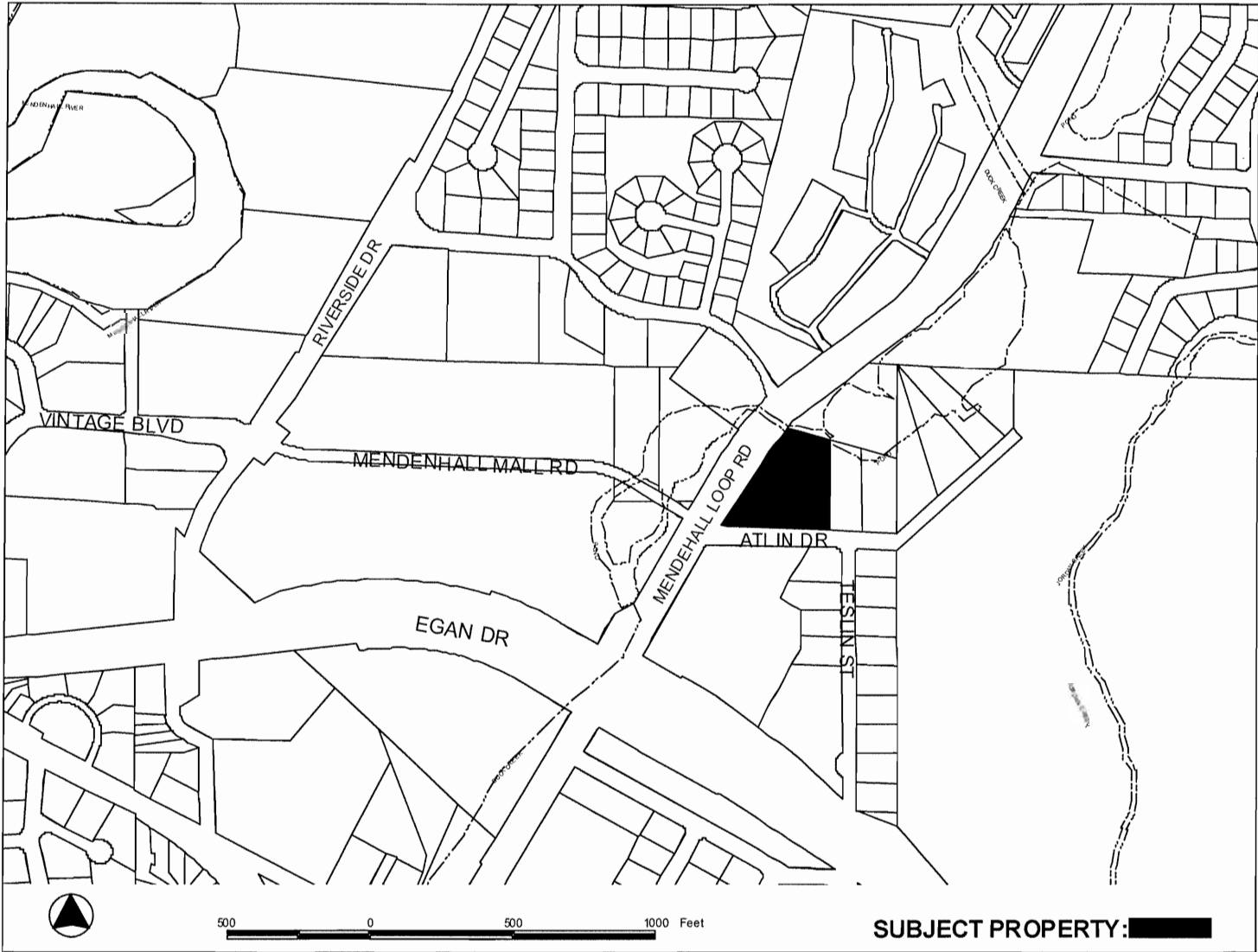
Existing Land Use: Vacant

Surrounding Land Use: North- D-10 (MDR) Residential  
South- D-10 (MDR) Residential/church  
East - D-10 (MDR) Residential/gravel extraction  
West – LC(MU) Mendenhall Loop Road, Mendenhall Mall



CITY/BOROUGH OF JUNEAU  
★ ALASKA'S CAPITAL CITY

Vicinity Map



**SUBJECT PROPERTY:** [Black shaded area]

## **ATTACHMENTS**

Attachment A – Map G, 2008 Comprehensive Plan  
Attachment B – Map 4, 1995 Comprehensive Plan  
Attachment C – Map 1984 Comprehensive Plan  
Attachment D – Text 1984 Comprehensive Plan  
Attachment E – Map 1966 Comprehensive Plan  
Attachment F – Notice, sign in sheet, and materials from May 30, 2013 Neighborhood Meeting

## **PROPOSAL**

This is a privately initiated request to amend Map G of the 2008 Comprehensive Plan and change the land use designation from Medium Density Residential (MDR) to Mixed Use (MU).

If the comprehensive plan map amendment is approved the applicant intends to apply for a rezone of the parcel to Light Commercial (LC).

## **BACKGROUND**

Chapter 18 of the Comprehensive Plan, Implementation and Administration, provides some guidance for map amendments. The Plan states that CBJ should consider amending the plan in the face of new information or unexpected or changed circumstances, for assuring actions are consistent with the Plan and for assuring the plan is responsive to public needs and changing conditions. To do so the Plan identifies four actions, one of which is “maintain and use procedures to amend the plan to address needs of individual property owners.”

Implementing Action 18.1.IA2:

*“Revise, as necessary, zoning, subdivision and other land development ordinances to ensure consistency with the Plan’s provisions. Amend the Land Use Code Maps (zoning designation maps) considering them to be the official application of the Comprehensive Plan Maps, to ensure that the zoning designations of specific sites within the CBJ are consistent with the Land Use Map designations of this Plan.”*

The Plan also states that the Planning Commission may seek to review and give consideration to an amendment of a land use map designation on their own initiative, or the suggestion of staff or members of the public. It further states that if an amendment is deemed warranted by the Commission, they would make such a recommendation to the Assembly for consideration. The Plan distinguishes such an amendment from an update (emphasis added). An update involves a wholesale review of all text, policies, etc.

The Plan recommends for such amendments that one or more of the following can be demonstrated:

- The original decision was in error because important information available at the time was not adequately addressed;
- Changing conditions and/or new information renders the original decision inappropriate; and/or,
- The proposed change is consistent with other applicable policies of the Comprehensive Plan, other CBJ adopted Plans, and any specific subarea plans that apply to the site/area.

### Land Use

The site is currently being used for storage. There are two WWII Quonset huts and some small out buildings. None of the structures are useable. In 1988 the USFS received a variance to widen the Mendenhall Loop Road right-of-way. The variance was from; survey, monumentation, and plat submittal requirements. In 1996 a conditional use permit was granted for a fisheries enhancement project to abate pollution and enhance fish production in Duck Creek. In 2012 the applicant received a conditional use permit (USE2012 0010) for 22 residential units. He has not started work and has indicated that he doesn't believe this is a cost-effective development. If substantial work has not started within 18 months of the approval date of that Conditional Use Permit it will expire. An 18 month extension can be granted if applied for at least 30 days before the expiration date.

The area to the north of the site is vacant, to the east are primarily single family homes, to the south is the Saint Paul church and more single family homes. Mendenhall Loop Road is to the west and beyond that is the Mendenhall Mall complex. The Jehovah's Witness Church is also accessed via Atlin Drive.

A portion of the lot may be subject to the 50-foot stream side setback from Duck Creek. As was previously mentioned, the ADF&G anadromous fish stream maps show Duck Creek crossing to the west side of Mendenhall Loop Road north of this site. In 2011, during review of the rezone application, ADF&G staff volunteered to walk the site to verify whether or not any portion of Duck Creek is located on the lot. As far as staff knows this site visit has not occurred.

The site is adjacent to both Mendenhall Loop Road and Atlin Drive. The existing driveway accesses Atlin Drive. It is very unlikely that the Alaska Department of Transportation and Public Facilities (DOT&PF) would permit an additional driveway to Mendenhall Loop Road.

The site was zoned R-7 in 1969. R-7 zoning established a low density single family and two-family district, with a minimum lot size of 7,000 square feet for a single family home. It was zoned D-10 with ordinance 87-49 in the major revisions completed borough-wide.

In 2011 the applicant applied to change the zoning from D-10 to Light Commercial. The Planning Commission recommended against this zone change as it was inconsistent with the maps of the comprehensive plan. At the time rezoning could not allow uses which violate the

land use maps of the comprehensive plan per CBJ 49.75.120, Restrictions on Rezonings. Initially the Assembly approved the rezone request, but on the advice of the City Attorney that decision was reversed and the zone change was not approved. Since that time CBJ 49.75.120 has been amended as follows:

“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)

The new language provides flexibility in review of rezoning and the maps of the comprehensive plan. With the change in code, as discussed above, the applicant could apply for the rezone without amending the comprehensive plan maps. However, staff suggested the applicant seek a map amendment prior to requesting a rezone. If the comprehensive plan map amendment is successful, the rezone request is more likely to be approved. Furthermore, there are procedural challenges to processing a Comprehensive Plan map amendment concurrently with a rezone request.

On May 30, 2013, CDD staff hosted a neighborhood meeting to discuss the map amendment request. At this meeting staff explained the process for amending the map and answered questions about how the Comprehensive Plan land use maps affect the zoning maps. The applicant also attended the meeting and answered questions. In general, most of the questions asked of the applicant were related to his development plans. Staff notes that if the lot is rezoned to Light Commercial (which is the goal of the applicant) any land use in the Table of Permissible Uses allowed in the zoning district could be permitted. Although understanding the applicant’s development plans is helpful to the neighborhood, there is no mechanism that CBJ can use to guarantee, or require, that the site be developed in such a manner.

### Comprehensive Plan

Unlike the Land Use Code, the Comprehensive Plan is a guiding document. Chapter 1, Introduction and Background of the Comprehensive Plan contains the following guidance:

*To be a meaningful and effective document the Comprehensive Plan must be considered regularly and used by residents, the Planning Commission, and the governing body to guide its decisions and resource allocations and it must be kept current to reflect community values, resources, constraints and opportunities. Discussions related to community growth, redevelopment, capital and social improvements, or budget, must occur in consultation with the Plan. This is not to say that the Plan will be infallible or that it is cast in concrete. It should, however, bring into focus sufficient information and data so that the best possible considered and objective judgments can be made, using the most current data available when the date in the Plan is out of date.*

When considering this request it is important to understand what the Comprehensive Plan intends when describing land use designations. The plan states the designations are intended to describe the overall character of development for each land use category and are not intended to

be firm or restrictive definitions, such as with zoning district permitted and conditional uses. The designations are to be used to guide the formation of zoning regulations. The land use designations and their allowed uses reflect cultural values and economic and societal needs, and over time, the Comprehensive Plan descriptions of land use categories will change to reflect changing values and circumstances.

The site is located in Subarea 4 of the 2008 Comprehensive Plan (map G). The plan shows this lot as MDR (Medium Density Residential). 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.*

As discussed above, MDR considers urban residential multi-family uses and small neighborhood scale commercial development options. On page 202 of the 2008 Comprehensive Plan, Subarea 4 is discussed in detail. There is a long list of guidelines and considerations for this subarea. Guidelines 1 and 2 are relevant to this parcel and the request for an amendment of the maps to MU. Guideline 1 states:

*“Maintain the density of existing neighborhoods while encouraging in-fill development of low-to moderate-income housing.”*

Guideline 2 states:

*“Provide for increased community commercial development close to existing commercial areas in the lower valley.”*

Furthermore, the guidelines and considerations for Subarea 4 also refer to Duck Creek as an impaired waterbody listed by DEC. The plan recommends careful review of future development proposals that could affect Duck Creek. Guideline 15 recommends development in the vicinity of Duck Creek be coordinated with DEC to ensure development meets the guidelines of the creek restoration plan.

Guideline 8 states:

*“Expand the Mixed Use District in the Mendenhall Mall vicinity that would incorporate general commercial uses, high density residential use and public transit services. Make the most efficient use of parking by incorporating housing over a garage with retail shops wrapping around the ground floor. Student or senior housing within the Mall or over the garage should not be required to provide parking.”*

From this discussion it is unclear to staff what the Mendenhall Mall vicinity means. However, using Map G in considering this guideline, one can see that MU area includes more than just the mall site, and the MU designation does not cross Mendenhall Loop Road.

The Comprehensive Plan also offers general guidance for residential development: Policy 10.1 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 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 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.”

The Plan states that a major concern expressed by residents of the CBJ is the need to protect the character of existing neighborhoods from incompatible uses. The plan further states that the primary concern is to minimize the intrusion of heavy traffic on neighborhood streets and avoid conflicts related to parking congestion, noise, glare, loss of privacy and other factors associated with higher uses.

Policy 10.4 states “It is the policy of the CBJ to minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.”

Standard Operating Procedure 10.5.SOP4 states “Encourage location and design of small-scale commercial developments that provide convenient shopping and personal services within or near residential neighborhoods. The building and parking siting and design should encourage mitigation of noise, light and glare, odor and litter impacts to adjacent residential neighborhoods. Any neighborhood-commercial development should be accessible via improved pedestrian and bicycle routes and should provide secure and dry bicycle racks.”

The Comprehensive Plan also offers general guidance for commercial and industrial development: Policy 10.7 states “it is the policy of the CBJ to designate on land use and zoning maps, and to provide services to, sufficient vacant land within the urban service area appropriately located to accommodate future commercial and industrial uses.”

Standard operating procedure 10.7.SOP1 states “Review local economic indicators and conduct periodic surveys and analysis of the space needs of commercial and industrial sectors in the CBJ

and, when appropriate, allocate sufficient land and infrastructure to support the expansion and/or relocation needs of those sectors of the economy.”

It is important to note that the Comprehensive Plan also specifically addresses “neighborhood commercial uses”. The plan states that the Land Use Code contains specific provisions to allow small scale commercial retail establishments to be located in residential areas. When reviewing the Table of Permissible Uses one will see that there are a number of non-residential uses allowed in the various residential zoning districts, and that the size and intensity of the permitted commercial uses increases as the density of the residential zone increases. The applicant has indicated that commercial activities permitted in the current D10 zoning district do not meet his development needs. D18 zoning is consistent with the MDR comprehensive plan map designation and allows a greater range of non-residential uses than D10 does. However, the applicant has indicated that the D18 zoning district does not offer the range of non-commercial uses required to meet his needs.

As mentioned above the applicant is seeking to have the land use designation on the comprehensive plan maps changed from MDR to MU. The Comprehensive Plan describes MU as:

*“These lands are characterized by high density residential and non-residential land uses in the Downtown area and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities ranging from 18 to 60 residential units per acre. Residential and non-residential uses could be combined into a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of land.”*

Staff researched past comprehensive plans to see if there was any information that might help in guiding the request for the map amendment. The 1995 Comprehensive Plan shows this neighborhood as MDR, with Mixed Use (MU) across Mendenhall Loop Road. The 1984 Comprehensive Plan maps also designate this area as MDR. The Mendenhall Mall area, which is currently designated MU in the Comprehensive Plan is designated General Commercial in the 1984 Plan. There was no Mixed Use designation in 1984. The lines between the land use designations appear to have changed very little, if at all since 1984. Staff was not able to find a plan from the 1970s. The Comprehensive Plan from the 1960s shows this area as Low Density Residential. The area of Mendenhall Mall is shown as a mix of “Governmental” and “Neighborhood Commercial”.

#### Agency Comments

Staff did not receive any comments or concerns from CBJ, State or Federal agencies when comments were solicited. DOT&PF indicated that they will comment when there is specific development plan for



the site. The Mendenhall Loop Road/Atlin Street/Mall Road intersection is not within the limits of the capacity improvement project that DOT&PF is currently working on for Mendenhall Loop Road.

### Public Comments

As was mentioned above, a neighborhood meeting was held. It was fairly well attended. The purpose of the meeting was not to solicit comments but to share information. At the time of the writing of this staff report no public comments have been received. Staff notes the property owners within the 500 foot public notice radius initially received a notice for a variance application in Douglas. One of the property owners contacted the CDD department and the correct notice was mailed that day. There are no dates in Title 49 specifying when public notice must be mailed. A public notice sign was placed on the property 14 days before the public hearing, and the hearing was properly noticed in the newspaper. Both of these means of notice have specific deadlines per code, and were met.

### Discussion

As mentioned above, the 2008 Comprehensive Plan provides guidance for evaluating requests to amend the maps of the comprehensive plan. The Plan recommends that one or more of the following can be demonstrated:

- The original decision was in error because important information available at the time was not adequately addressed.
- Changing conditions and/or new information renders the original decision inappropriate; and/or,
- The proposed change is consistent with other applicable policies of the Comprehensive Plan, other CBJ adopted Plans, and any specific subarea plans that apply to the site/area.

No suggestion has been made that the original decision to map this lot as Medium Density Residential was in error. The area has had this designation since at least 1984. Furthermore, it has been residentially zoned since 1969.

The application materials suggest that changing conditions to be considered are the church across Atlin Drive (south) from the site and across Mendenhall Loop Road (west). He suggests the proximity of the site to Mendenhall Loop Road makes this site more appropriate for commercial development than for residential development.

The applicant also put forward that the 2008 Comprehensive Plan promotes modern urban development and the land use designation of Mixed Use would allow for the “highest and best” use of the property in conformance with that sort of development.

As discussed above the land use designation on the Comprehensive Plan maps has been consistent since at least 1984. The discussion in the Comprehensive Plan about minimizing

conflicts between established neighborhoods and commercial uses has not changed between the 1984 and 2008 Comprehensive Plans. The concerns expressed are minimizing the intrusion of heavy traffic on neighborhood streets and avoiding conflicts related to incompatible design, noise and other factors related to high density uses.

The lot in question is at the entrance of an established neighborhood, served by a dead end street, Atlin Drive. The neighborhood experiences heavy traffic on Sunday mornings because there are two churches on Atlin Drive. One across the street from the site in question, and one near the end of the dead end street. However, development of this particular site should not create traffic on the neighborhood street because the site is at the intersection with Mendenhall Loop Road and residents, customers and tenants will not have a reason to travel through the neighborhood.

The 1984 Comprehensive Plan does not contain a Mixed Use (MU) designation. The concept of mixed use development with commercial and residential uses in the same building and/or on the same site, is not envisioned outside of downtown Juneau in that Plan. The 1995 Comprehensive Plan does include a discussion of Mixed Use and implies that it might take place in areas beyond downtown. The maps from the 1995 Comprehensive Plan show this site as MDR and MU across Mendenhall Loop Road.

As discussed above, the Comprehensive Plan has a number of policies and guidelines that encourage mixed use development and neighborhood commercial uses. At the same time, there are a number of policies and guidelines that speak to protecting existing residential neighborhoods. The Plan clearly indicates that appropriate commercial uses for residential districts are established in the zoning code.

The proposed change is both consistent and inconsistent with some policies of the 2008 Comprehensive Plan.

There are opportunities for screening and fencing that could protect adjacent property from impacts of development of this site. CBJ 49.25.400, Table of Dimensional Standards, Note 3 requires that when one district abuts another the greater of the two setbacks is required for both uses on the common property line. The applicant's intention, if the map amendment is approved, is to have the site zoned Light Commercial, which has a side yard setback of 10 feet and a front yard setback of 25 feet. The existing D10 zoning district has side yard setback of 5 feet and a front yard setback of 20 feet. Setbacks from adjacent properties would therefore be increased under the envisioned zone change, providing increased separation from neighboring uses.

The goal of the applicant is to rezone the site to Light Commercial. The applicant has been very clear that his development intentions for the site are mixed use, with some residential uses and commercial uses, and that the current D10 zoning, or another zoning district appropriate to MDR, such as D15 or D18 will not provide for the commercial uses he envisions for this location. There is no mechanism that CBJ can use to guarantee, or require, that the site be developed in such a manner. The requested map amendment will facilitate a rezone to Light Commercial. If the lot is rezoned to Light Commercial any land use in the Table of Permissible

Uses allowed in the zoning district could be permitted. Additionally, the density of the Light Commercial zoning district was recently increased from 18 units per acre to 30 units per acre. This is significantly more intense than the surrounding neighborhood, which allows 10 units per acre.

### Findings

The proposed change is consistent with other applicable policies of the Comprehensive Plan, other CBJ adopted Plans, and any specific subarea plans that apply to the site/area.

Current zoning districts appropriate to Medium Density Residential (MDR) area D5 through D18. Certain commercial uses are allowed in these zoning districts.

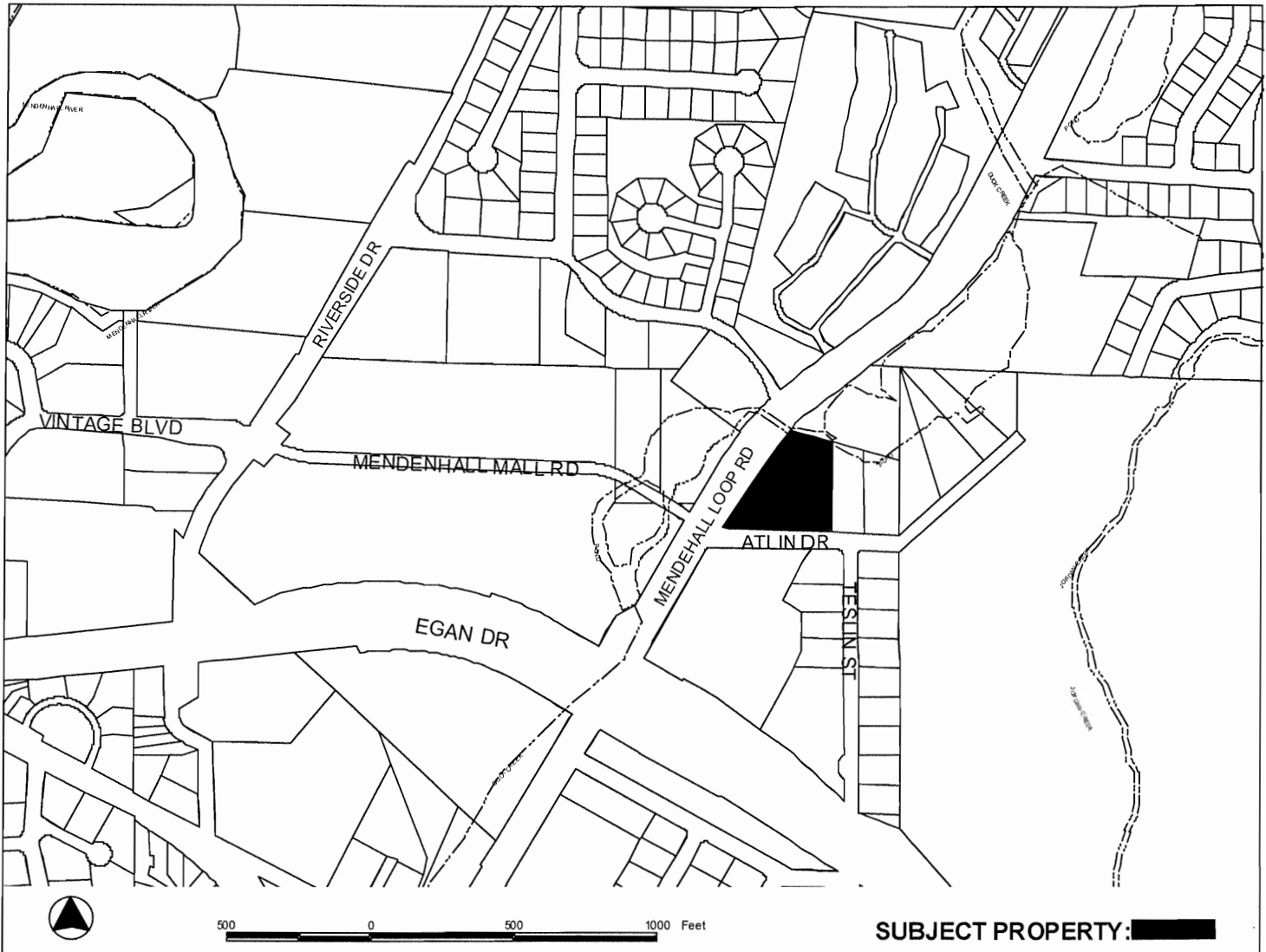
Mendenhall Loop Road provides a significant division between commercial uses and land use designation and has done so since the 1960s.

In light of the consistent policy of recognizing Mendenhall Loop Road as a division between residential and mixed use/commercial land uses staff recommends that Map G not be amended as requested.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend the Assembly not amend Comprehensive Plan Map G as shown on attachment A.

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** Request for Comprehensive Map change.

<p><b>FILE NO:</b> AME2013 0006</p> <p><b>TO:</b> Adjacent Property Owners</p> <p><b>HEARING DATE:</b> July 23, 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> RICHARD HARRIS</p> <p><b>Property PCN:</b> 5-B16-0-137-001-0</p> <p><b>Owner(s):</b> RICHARD HARRIS</p> <p><b>Size:</b> 2.68 Acres</p> <p><b>Zoned:</b> D-10</p> <p><b>Site Address:</b> 9050 ATLIN DR</p> <p><b>Accessed via:</b> ATLIN DR</p>
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**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).

# DEVELOPMENT PERMIT APPLICATION

Project Number <i>AME20130006</i>	CITY and BOROUGH of JUNEAU	Date Received: <i>1/30/2013</i>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	<b>Project Description</b> Request for Comprehensive Map change, and simultaneous zone change.		
	<b>PROPERTY LOCATION</b>		
	Street Address 9050 Atlin Drive	City/Zip Juneau 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 381 fr.		
	Assessor's Parcel Number(s) 5B1601370010		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name Richard Harris	Contact Person: Richard Harris	Work Phone: 523-0540
	Mailing Address P.O. Box 32403, Juneau Ak. 99803	Home Phone:	Fax Number: 790-4147
	E-mail Address rhdevelopment@gci.net	Other Contact Phone Number(s): 723-4791	
	<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	 Landowner/Lessee Signature	<i>1/28/13</i> Date	
X	_____ 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> <span style="float: right;">If the same as OWNER, write "SAME" and sign and date at X below</span>			
Applicant's Name SAME	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X	 Applicant's Signature	<i>1/30/2013</i> Date of Application	

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	<b>Permit Type</b>	<b>***SIGN</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	Y	<i>1/30/13</i>	<i>AME20130006</i>	
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				<b>Permit Intake Initials</b>	
_____ _____ _____				<i>EF/CE</i>	

# ZONE CHANGE APPLICATION

Project Number <u>AME20130006</u>	Project Name (15 characters)	Case Number <u>AME20130006</u>	Date Received <u>1/30/2013</u>
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**LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:**

USS 381 Fr., 9050 Atlin Dr.

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

Yes  No

Total Land Area of Proposed Change 2.17 acres      Comp Plan Designation MDR  
 Current Zone(s) D-10      Comp Plan Map 4  
 New Zone Requested Light Commercial

**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:**

See Attached

**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):**

See Attached

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

**STREETS:** Some new traffic, about 40 new dwelling units and some commercial

**WATER:** New demand from 40 new dwelling units and some commercial

**SEWER:** New demand from 40 new dwelling units and some commercial

<p>For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.</p> <p>If you need any assistance filling out this form, please contact the Permit Center at 586-0770.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">ZONE CHANGE FEES</th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td style="text-align: right;">\$ <u>600.00</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Admin. of Guarantee</td> <td style="text-align: right;">\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Adjustment</td> <td style="text-align: right;">\$ _____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Pub. Not. Sign Fee</td> <td style="text-align: right;">\$ <u>50.00</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Pub. Not. Sign Deposit</td> <td style="text-align: right;">\$ <u>100.00</u></td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td><b>Total Fee</b></td> <td style="text-align: right;"><b>\$ <u>750.00</u></b></td> <td><u>credit card: eli262</u></td> <td></td> <td><u>01/30/13</u></td> </tr> </tbody> </table>	ZONE CHANGE FEES	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>credit card: eli262</u>		<u>01/30/13</u>
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**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

# Public Notice Sign Lease Agreement

Community Development Department

Case # AME20130006 Sign # \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Assessor's Parcel # 6B1601370010 Check # Credit card Receipt # 211202 034136

\* Applicant: Richard Harris (please print) Phone #: 907-523-0516

Application Received by: E. Eschlin (CDD staff initials/name) Date: 1/13/13

\* I, Richard Harris, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

**CHARGE:** \$50 Preparation Fee  
\$100 Refundable Deposit

**RETURN TIME:** The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

**PENALTIES:** The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

**POSTING REQUIREMENTS:**

- The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- The sign must be clearly visible and readable from a public Right-of-Way.

\* [Signature]  
(Applicant Signature)

1/30/2013  
(Date)

Sign Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

Sign Returned by: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

**REFUND INFORMATION:** Receipt Number: \_\_\_\_\_

Amount Refunded: \_\_\_\_\_ Method: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

Refund Received by: \_\_\_\_\_ /mailed to: \_\_\_\_\_

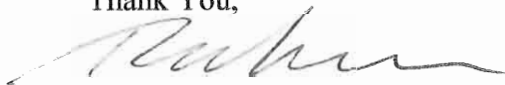
January 29, 2013

Attn: CBJ Community Development Dept.

To whom it may concern, as the owner of 9050 Atlin Dr. I would like to make a request for modification of the CBJ Comprehensive plan Maps, extending the existing MU designation of the Super Bear area to include our property directly across to the east side of Mendenhall loop Rd., This action would be much more compatible with the highest and best use of the land, incorporating sustainability and modern urban development as encouraged in the comprehensive plan.

Please consider this our formal request.

Thank You,

A handwritten signature in black ink, appearing to read "Richard A. Harris", written in a cursive style.

Richard A. Harris



January 29, 2013

**Narrative for Re- Zone Application for 9050 Atlin Dr.**

The utility of this parcel is heavily impacted by the presence of Duck Creek and the attendant 50' setback. About 40 percent of the parcel is unusable because of the creek.

Current Zoning limits the number of residential units to 22. This is too small for a new residential development. increasing the density to approximately 40 units will allow a mix of unit types – meaning low cost efficiency apartments can be included- and will allow a more cost effective development overall.

There is a church directly across Atlin Street from our property and thus a very commercial setting in the neighborhood. The area across Loop Rd. is all major commercial. The site borders Loop Road and is thus very visible from a major thoroughfare, much more suitable for commercial than residential development.

## **PROPERTY DESCRIPTION:**

### **1. LOCATION AND SETTING:**

The property is located at 9050 Atlin Drive, Juneau, Alaska.

The Property is located in the Mendenhall Valley at the northeast corner of the Mendenhall Loop Road And Atlin Drive, across the street from St. Paul's Catholic Church..

The Property is located in the Mendenhall Valley at the northeast corner of the Mendenhall Loop Road and Atlin Drive, across the street from St. Paul's Catholic Church.

This parcel is currently zoned R-10 (Residential, multi-family, 6,000 sq. ft. minimum lot size, 10 units per acre) and is

located at a busy intersection across the street from a shopping center zoned light commercial. It is a portion of U.S. Survey 381, as shown on plat 2006-43, Juneau Recording District, of the First Judicial District.

The 2.68-acre site contains two Quonset huts and several small wood buildings along with the associated land and is being used for storage. The Quonset huts are 2,180 sq. ft. and 629 sq. ft. In addition there

are several small, wood storage buildings. The site is currently being used by the owner as a storage area has in the past been used for the same by the Juneau Ranger District.

### **2. DRIVING DIRECTIONS:**

To get to the Duck Creek Administrative Site at 9050 Atlin Drive, at the stoplight at the intersection of Mendenhall Loop Road, Atlin Drive, and Mendenhall Mall Road, go east on Atlin Drive, it will be immediately on the left side of the street.

### **3. LEGAL DESCRIPTION:**

All of the following described real property, situated in the City and Borough of Juneau State of Alaska, to

wit: A Portion of USS 381

### **4. ASSESSOR'S PARCEL NO.:**

APN: 5B1601370010

City and Borough of Juneau, Alaska





**ARTICLE II. - ZONING DISTRICTS**

49.25.200 - RR, rural reserve district.

49.25.210 - Residential districts.

49.25.220 - Mixed use districts.

49.25.230 - Commercial districts.

49.25.240 - I, industrial district.

49.25.250 - Waterfront districts.

**49.25.200 - RR, rural reserve district.**

The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.

*(Serial No. 87-49, § 2, 1987)*

**49.25.210 - Residential districts.**

The following districts are established to provide a healthy, safe and pleasant environment for residential living protected from incompatible and disruptive activities:

- (a) The D-1, residential district, is intended to accommodate primarily single-family and duplex residential development in areas outside the urban service boundary at a density of one dwelling unit per acre. Certain D-1 zoned lands, however, may exist within the urban service boundary in transition areas if public sewer or water are absent but planned for. The D-1 classification will be changed to a higher density upon provision of services.
- (b) 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.
- (c) 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.
- (d) The D-10 SF, residential district, is intended to accommodate primarily single-family residential development at a density of ten dwelling units per acre. This is the highest-density single-family residential district.
- (e) The D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at ten and 15 units per acre respectively. These are relatively low-density multifamily districts.
- (f) The D-18, residential district, is intended to accommodate primarily multifamily development at a density of 18 dwelling units per acre. This is a high density multifamily zoning district intended to accommodate midrise-type development.

*(Serial No. 87-49, § 2, 1987; Serial No. 2007-39, § 7, 6-25-2007)*

**49.25.220 - Mixed use districts.**

The mixed use and mixed use 2 districts are established to accommodate a mix of appropriate commercial and residential uses.

- (a) The MU, mixed use district, reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multifamily residential uses are allowed and encouraged.
- (b) The MU2, mixed use 2 district, is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multifamily residential uses are allowed at a density of up to 80 units per acre.

(Serial No. 87-49, § 2, 1987; Serial No. 98-09, § 3, 1998; Serial No. 2012-24, § 2, 5-14-2012, eff. 6-14-2012)

**Administrative Code of Regulations cross reference—*Mix use development, Part IV, § 04 CBJAC 035.010***

**49.25.230 - Commercial districts.**

The following districts are established to accommodate commercial activities:

- (a) The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district.
- (b) The GC, general commercial district, is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed in mixed- and single-use developments in the general commercial district.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-24, § 2, 5-14-2012, eff. 6-14-2012)

*Cross reference— Business regulations, CBJ Code tit. 20.*

**49.25.240 - I, industrial district.**

The I, industrial district, is intended to accommodate industrial activity which includes manufacturing, processing, repairing and assembling goods. Because of noise, odors, waste and other impacts inherent in industrial activity, performance standards are applied.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-24, § 2, 5-14-2012, eff. 6-14-2012)

*Cross reference— Business regulations, CBJ Code tit. 20.*

**49.25.250 - Waterfront districts.**

The following districts are established to accommodate those uses that are dependent or directly related to the water, a waterfront location, or both. These districts regulate development of the waterfront to take advantage of the unique attributes and limitations of its lands:

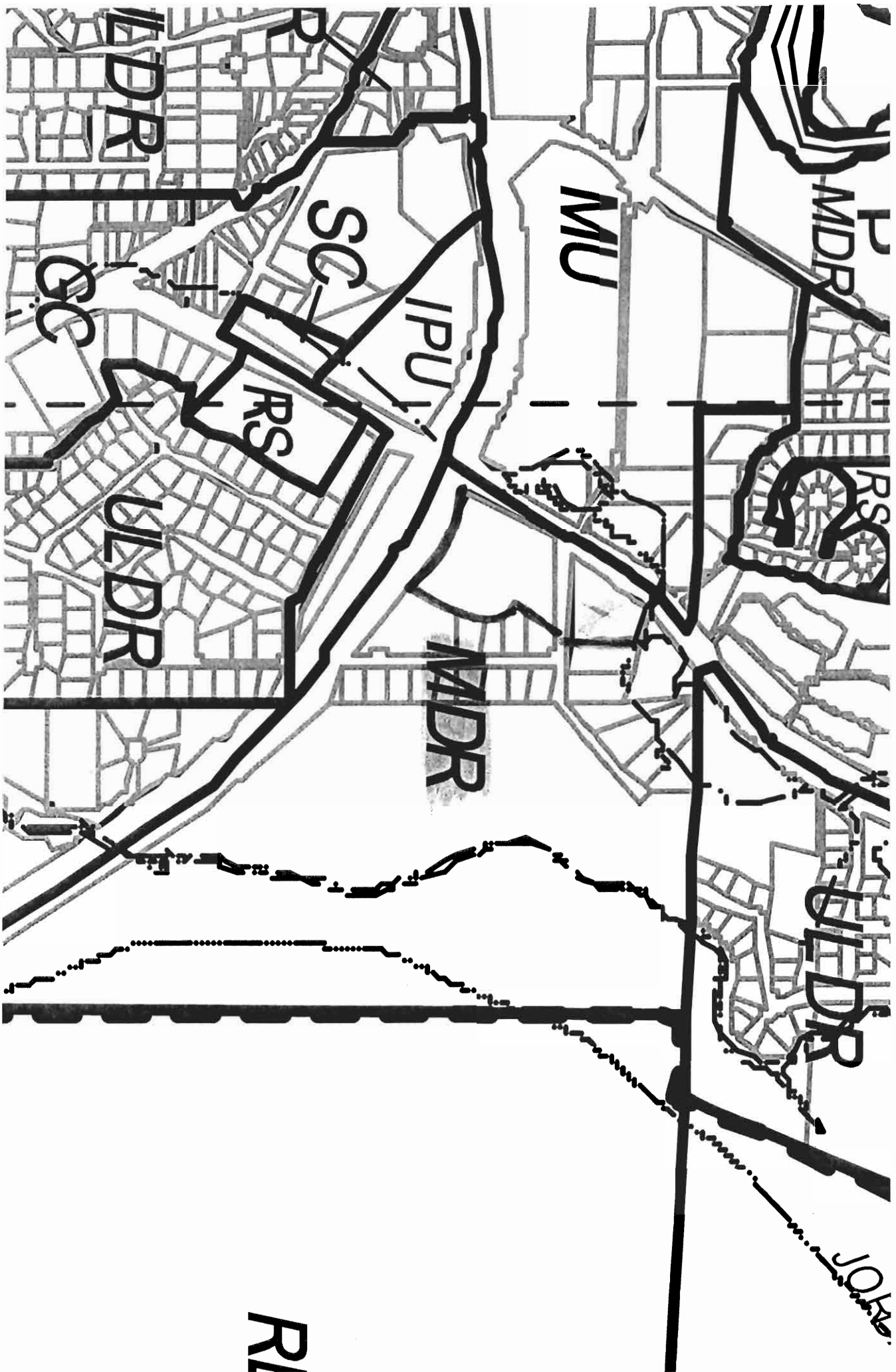
- (a) The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or

water-oriented. Residential development is allowed in mixed- and single-use developments in the waterfront commercial district.

- (b) The WI, waterfront industrial district, is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district. Residential uses are limited to caretaker residences in the waterfront industrial district.

*(Serial No. 87-49, § 2, 1987; Serial No. 90-52, § 2, 1990; Serial No. 2012-24, § 2, 5-14-2012, eff. 6-14-2012 )*

*Cross reference— Water and harbors, CBJ Code tit. 85.*



LDR

SC

IPU

MU

MDR

RS

ULDR

MDR

ULDR

R1

ART OF



http://www.juneau.org/cddftp/maps/documents/MendenhallValley\_LemonCreek\_000.pdf - Windows Internet Explorer provided by the City

http://www.juneau.org/cddftp/maps/documents/MendenhallValley\_LemonCreek\_000.pdf

File Edit Go To Favorites Help

Favorites Free Hotmail Suggested Sites Web Site Gallery

http://www.juneau.org/cddftp/maps/documents/Men...

Page Safety Tools

D15 LC D5 D10 RR

Professional offices only

Ord. No. 1996-45  
NOTE: The minimum building setback on this parcel at the property line adjacent to...

26.00 x 34.00 in

Done Unknown Zone

Start Govern For Windows ... The City and Borough of ... http://www.juneau.or... 1:50 PM

# CHAPTER 11. COMPREHENSIVE PLAN LAND USE MAPS

The Comprehensive Plan Land Use Maps, generally called the Comprehensive Plan Maps, display land use designations for various subareas of the CBJ. The Comprehensive Plan Maps translate the policies of the preceding chapters into specific land use designations for residential, commercial, industrial, natural areas, resource protection and institutional/public uses.

The land uses shown are expressed in a range of development intensities. All new zoning or re-zoning designations are required to be consistent with the Comprehensive Plan Maps. In some cases, the Comprehensive Plan Map will provide a range of densities that can be allowed, which means that the corresponding zoning classification could be one of several selections within that range. For example, an "Urban Low Density Residential" (ULDR) Comprehensive Plan Land Use designation describes residential development with densities ranging from one to six dwelling units per acre. There are five Land Use Code residential zoning district designations that fall within this density range, and which could then be chosen as consistent with the Comprehensive Plan.

In considering re-zoning requests, 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.

Encompassing over 3,000 square miles, the CBJ is difficult to depict unless its components are broken down into more easily mapped and displayed units. Thus, a study area was drawn from within the CBJ. The study area was in turn divided into subareas. The primary presentation of land use and related policies appear in Chapters 4 (Housing), 5 (Economic Development) and the Subarea Maps and related Guidelines described later in this Chapter.

## **Methodology and Criteria**

The Comprehensive Plan Maps were prepared after analyzing each subarea in terms of its relationship to the existing community form, adopted policies, existing natural resources, habitat value, development patterns, suitability for additional development, and other characteristics. The steps taken to prepare the subarea maps are discussed below.

Vacant and potentially buildable land was located in each subarea and physical development constraints such as steep slopes and wetlands were evaluated. Road access, intersection capacity, utilities, adjacent land uses and existing development patterns were also analyzed. In most cases, existing patterns were reinforced with a compatible designation on the subarea maps. Most publicly-owned land within sensitive areas was designated for very low density development or resource conservation in accordance with the Natural Resource and Hazards policies described in

Chapter 7 of this Plan. Designation of residential land was based on the level of existing or planned urban services, the pattern of existing subdivision(s), and compatibility with adjacent land uses.

For each subarea, the designated intensity of future development was determined in large part by whether the subarea is located in the Urban Service Area, rural areas, or New Growth Areas. For example, a key determinant for the use of land in the Downtown Juneau and Downtown Douglas areas are their characteristically urban form. The Lemon Creek, Switzer Creek, and East Mendenhall Valley areas are, overall, characteristically suburban in scale, form and density, although there are areas of high density apartments and manufactured home parks therein. Small areas around the University and Auke Bay share urban form and densities. The area west of the Mendenhall River, however, is rural in character although it is provided sewer service that, typically, warrants a suburban or urban density of development. Likewise, North Douglas is to be provided sewer service that warrants denser residential development. Areas that are planned for sewer service are designated transition areas that, when services and road improvements are provided, should be rezoned to allow increased density of development. The more remote roaded areas of Thane and Out the Road are rural and are not proposed for municipal water or sewer service within the 12 year planning horizon of this Plan.

Commercial uses were generally designated in or adjacent to existing commercial areas if the latter are accessible to major population centers. Water-dependent commercial uses were designated for shoreline areas characterized by adequate services and marine access. Mixed Use development was designated in areas near existing shopping areas, along transit corridors, in Downtown Juneau and Douglas and the village center of Auke Bay, based on existing development patterns, access and location.

Industrial districts were designated according to the type of industrial use therein or based on the location criteria of industrial businesses. Due to the incremental, yet significant, encroachment of commercial retail, office and service uses into industrially-zoned districts in Lemon Creek and near the airport, these areas were re-designated from industrial use to heavy commercial/light industrial use. Other lands that had previously been designated for future park use near the airport (an abandoned sand and gravel pit) and for resource development in Lemon Creek (an active gravel pit) were designated for Resource Development; these areas are expected to be available for development in the long-term.

Waterfront areas were designated for water-dependent development, mixed with compatible commercial and residential uses, provided that public access to the water and valued view corridors are preserved.

The public/institutional designations reflect existing uses. In Downtown Juneau they allow for expansion and redesign of municipal facilities and the State Capitol Complex. Public shoreline access is considered to be an important land use. The Comprehensive Plan Maps indicate existing public shoreline access points. The locations of potential small boat harbors are shown, as are potential roadway corridors.

## **Descriptions of Land Use Categories**

The following descriptions should guide the development of Land Use Code zoning district land uses, development standards and guidelines. These descriptions are intended to describe the overall character of development for each land use category and are not intended to be firm or restrictive definitions, such as with zoning district permitted and conditional uses. The Community Development Department, Planning Commission and the Assembly will use these descriptions of the character of the land use categories and zones to guide their formation of the zoning regulations for each. These land use categories and their uses reflect cultural values and economic and societal needs and, over time, the Comprehensive Plan descriptions of land use categories will change to reflect changing values and circumstances.

Conservation Area (CA). Conservation Areas consist of CBJ-owned Parks and Recreation Department-managed lands with recognized high value environmental qualities that are set aside for the protection and management of the natural environment with recreation, such as fishing, hiking and non-motorized boating, as a secondary objective. These may be non-anadromous watercourses or areas adjacent to anadromous streams that have been designated Stream Protection Corridors (SC), greenbelts, or high value wetlands. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities.

Stream Protection Corridor (SC). On CBJ-owned lands, a SC-Stream Protection Corridor designation serves to protect anadromous streams and their tributaries from development that could cause pollution, erosion, depletion of groundwater infiltration or otherwise could degrade the stream corridor and its biological functions. Upon first designation, a 200 foot wide corridor on both sides of the bank would be included within the designated corridor along anadromous water bodies included within the Alaska Department of Fish and Game Inventory adopted by the CBJ Assembly. However, this “base” designation should be revised and the length and breadth of the specific corridor should be determined by a scientific/biological assessment of the functionality and habitat value of the particular stream segment; the width and length of the protected corridor may be more or less than the 200-foot base protection zone. No development shall be permitted other than passive, non-motorized trails, their support systems and, under special circumstances, roads and parking areas necessary for the maintenance and protection of the resources therein or to facilitate managed non-motorized public access for education and passive recreation activities. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.

On publicly-owned lands that are not owned by the CBJ, a SC-Stream Protection Corridor designation is fixed at 200 feet from the ordinary high water mark of the shorelines of the anadromous fish creeks, streams, and lakes listed in the most recently CBJ-adopted Alaska Department of Fish and Game (ADF&G) inventory of anadromous streams.

Natural Area Park (NP). Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.

Recreational Service Park (RS). Recreation Service Parks include CBJ-owned lands with parks developed for active recreation and programmed use and/or community gardens, and may be a single use or activity area. Examples include Bonnie Brae mini-park, Chicken Yard neighborhood park, Savikko community park, Community Gardens, Eaglecrest, and the Hank Harmon Rifle Range. The Kaxdigoowu Heen Trail is part of a Recreation Service Park. An All-Terrain Vehicle (ATV) riding park would be an appropriate use of lands under this designation. Recreation, parking, playgrounds and fields, operations and maintenance-related structures and activities are typical components of RS-designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park infrastructure development. The CBJ should retain ownership of these lands.

Recreational Resource (REC). Land primarily under federal or state management for a range of resources, such as timber, minerals, fish and wildlife and recreation uses, including recreation cabins. Uses may include small-scale, visitor-oriented, and/or seasonal recreational facilities. These lands should be zoned to prevent residential, commercial, and industrial development.

Watershed (WS) Watershed lands are in natural, largely undisturbed states that provide, or could in the future provide, water supplies for domestic water consumption. Any development within WS-designated lands should be designed and/or use Best Management Practices to avoid negative impacts to water quality.

Hazard Area (HA) Hazard Area lands have characteristics that could pose hazards to the general public and, therefore, development therein should be prohibited or, if allowed, should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard. Examples of hazardous lands include areas with moderate to high potential for avalanche or mass-wasting/landslide events. Lands within Hazard Area designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands. CBJ-owned lands in hazard areas should be retained in CBJ ownership.

Scenic Corridor/Viewshed (SCV) This designation is suitable for CBJ-owned and other public lands whose views of, or whose near and/or distant views from the locale, are deemed as spectacular and/or represent a significant and important representation of the visual character of the CBJ. The views of, or from, the designated SCV land area toward public vista points or viewscapes: demonstrate a scenic view of great natural beauty, a spectacular landscape, an important historic building or site; provide views of the aurora borealis, sea, harbors, or of a

cityscape that is a “signature” viewscape of the CBJ; and is valued by residents and visitors alike and conveys the CBJ as a special place. Lands within the scenic corridor or viewscape should be protected from visual intrusion or obstructions from structures, night light and glare, invasive flora, and/or other similar elements that would diminish the visual prominence of the viewscape. Lands within SCV designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands; however, any new zoning request or rezoning application should identify specific view corridors that would be protected by any new development therein. Land uses that do not require view-blocking structures should be permitted, such as public vista plazas and seating areas, community gardens, boat launch facilities, fishing areas or utility poles.

Institutional and Public Use (IPU). Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, State and Federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands can be accommodated by any appropriate zoning district, most particularly the same district as the surrounding lands.

Transit Corridors (TC). Bus Rapid Transit (BRT) Corridors, fixed-guideway Transit Corridors, or other major transit routes, including land for common carrier passenger transportation service that is available to any person who pays a prescribed fare and that operates on established schedules along designated routes with specific stops. Park & Ride parking facilities and other off-site parking facilities may also be accommodated within Transit Corridors. Transit Corridors can be expected to support Affordable Housing, Transit Oriented Corridor, and Transit Oriented Development overlay zoning districts.

Resource Development (RD). Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development.

Rural Dispersed Residential (RDR). These lands are characterized by dispersed, very low density development not provided with municipal sewer or water. Densities are intended to permit one dwelling unit per acre or larger lot sizes, based on existing platting or the capability of the land to accommodate on-site septic systems and wells. Uses may also include small-scale, visitor-oriented, seasonal recreational facilities.

Rural/Low Density Residential (RLDR). Rural residential land at densities of one to three dwelling units per acre, based on existing platting and capability of the land to accommodate on-site septic systems and wells or whether the land is served by municipal water and sewer service.

Urban/Low Density Residential (ULDR). 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.

Medium Density Residential (MDR). These lands are characterized by urban residential lands for multifamily 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.

Medium Density Residential—Single Family Detached (MDR/SF). These lands are characterized by single-family detached homes at densities ranging from 10 to 20 units per acre. Only single-family detached homes, single-family detached homes with an accessory apartment, cottage houses and bungalow houses are permitted within this zone. Any commercial development should be of a scale consistent with a single-family residential neighborhood.

High Density Residential (HDR). These lands are characterized by urban residential lands suitable for new, in-fill or redevelopment housing at high densities ranging from 18 to 60 units per acre. Commercial space may be an element of developments on properties under this designation.

Mixed Use (MU). These lands are characterized by high density residential and non-residential land uses in Downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities ranging from 18 to 60 residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Marine Mixed Use (M/MU). These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Suitable locations include Auke Bay, Downtown Juneau, Downtown Douglas, and the waterfront areas of the West Douglas and Echo Cove New Growth Areas when Master Development Plans are developed. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high-density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas.

Transit Oriented Development (TOD). These lands are located with one-quarter mile of a bus transfer point, express bus stop, or along a major bus route with short headways and long service hours. This area is characterized by high density residential and non-residential land uses in Downtown areas, in or near shopping centers, near the University and major employment centers. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Transition Area (T). Predominately undeveloped or low density residential areas within the Urban Service Area boundary that do not yet have public sewer, water, or other specified improvements. A transition area is shown as a lower density classification that would undergo a transition (T) to the specifically-named higher density classification once the needed improvements are made.

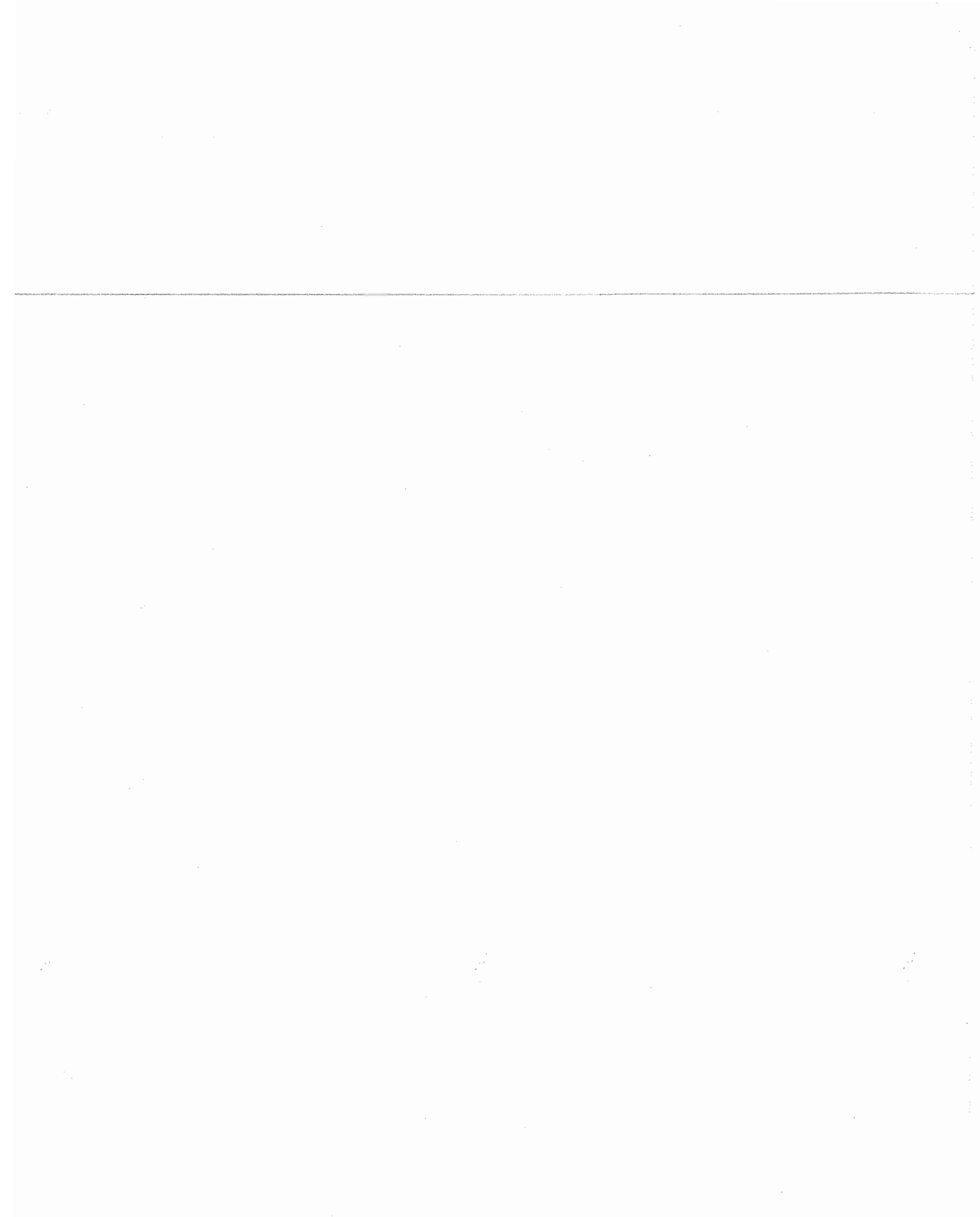
General Commercial (GC). Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers, such as shopping centers and malls, office complexes or other large employment centers. Mixed retail/residential/office uses are allowed and encouraged. Residential and non-residential uses could be combined within a single structure, including off-street parking. Residential densities ranging from 18- to 60-units per acre are appropriate in this area. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

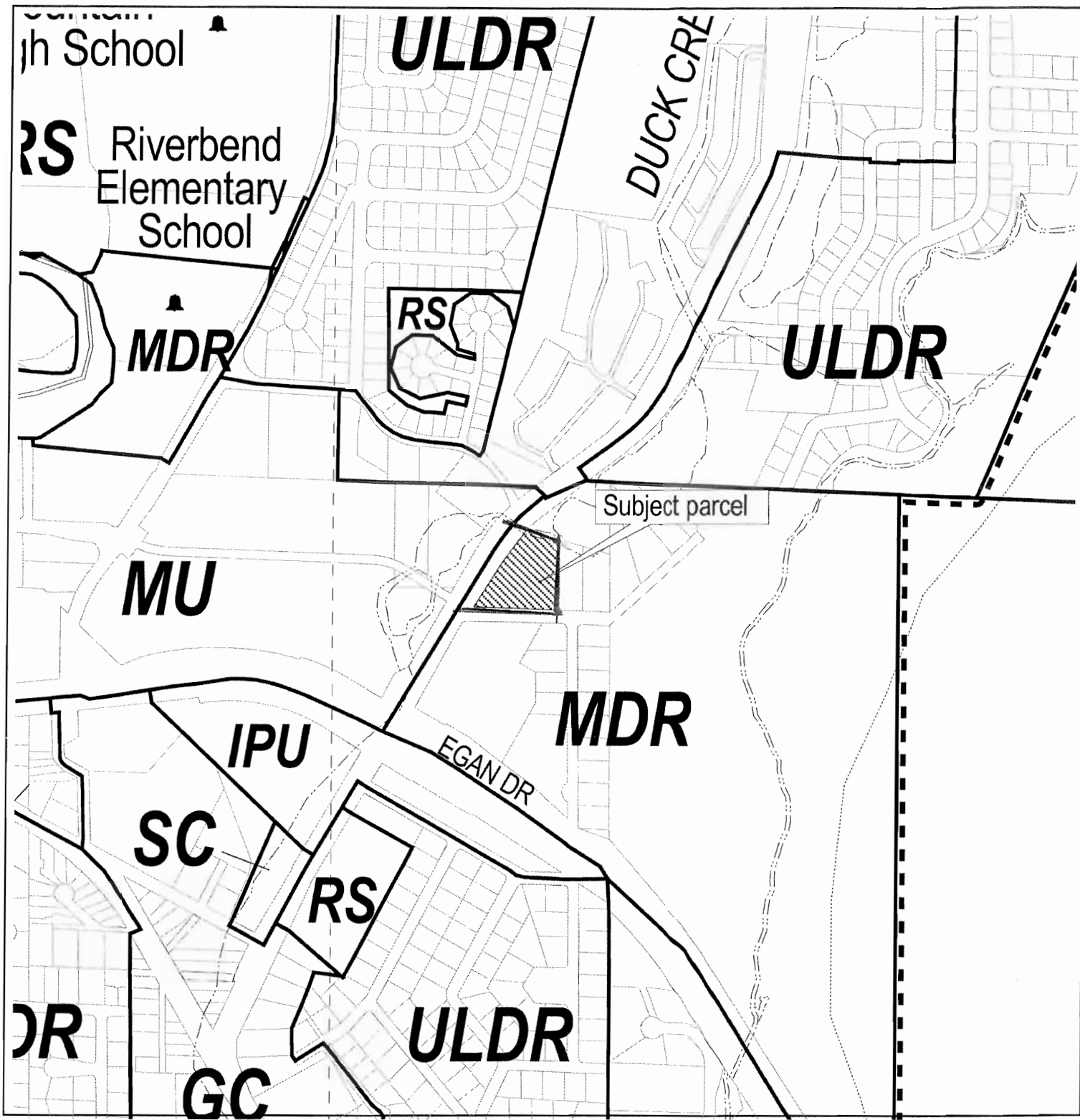
Heavy Commercial/Light Industrial (HC/LI). Land to be developed for heavy commercial or light industrial uses such as small- to medium- scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.

Industrial (IND). Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, all terrain vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed.

Waterfront Commercial (WC). Land to be used for water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine eco-tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small-scale fish processing facilities, hotels and motels, and similar goods and services to support mariners and their guests. Float homes, house boats, and live-aboards would be residential uses to be allowed within a WC district, if adequate services (such as sewer) are provided to the moorage slips. Residences at a density of up to 18 units per acre would be allowed on upland properties in the WC district only if they are above water-dependent ground-floor uses in the same structure.







NATURAL RESOURCE	<b>REC</b>	Recreational Resource
	<b>RD</b>	Resource Development
	<b>SP</b>	State Park
	<b>FP</b>	Federal Park
	<b>NP</b>	CBJ Natural Area Park
	<b>RS</b>	CBJ Recreational Service Park
	<b>CA</b>	CBJ Conservation Area
<b>SC</b>	Stream Protection Corridor	
COMMERCIAL INDUSTRIAL	<b>GC</b>	General Commercial
	<b>WC</b>	Waterfront Commercial
	<b>WCI</b>	Waterfront Commercial Industrial
	<b>HC/LI</b>	Heavy Commercial/Light Industrial
	<b>I</b>	Industrial

RESIDENTIAL	<b>RDR</b>	Rural Dispersed Residential
	<b>RLDR</b>	Rural Low Density Residential
	<b>ULDR</b>	Urban Low Density Residential
	<b>MDR/SF</b>	Medium Density Residential- Single Family
	<b>MDR</b>	Medium Density Residential
	<b>HDR</b>	High Density Residential
	<b>MU</b>	Mixed Use
PUBLIC	<b>IPU</b>	Institutional and Public Use
		Existing School
		Potential School Location
ROADS TRAILS		Potential Arterial (alignment not specific)
		Potential Road (alignment not specific)
		Trails

**City & Borough of Juneau  
COMPREHENSIVE PLAN**

City & Borough of Juneau  
Alaska's Capital City

Adopted October 20th, 2008  
Ordinance No. 2008-30

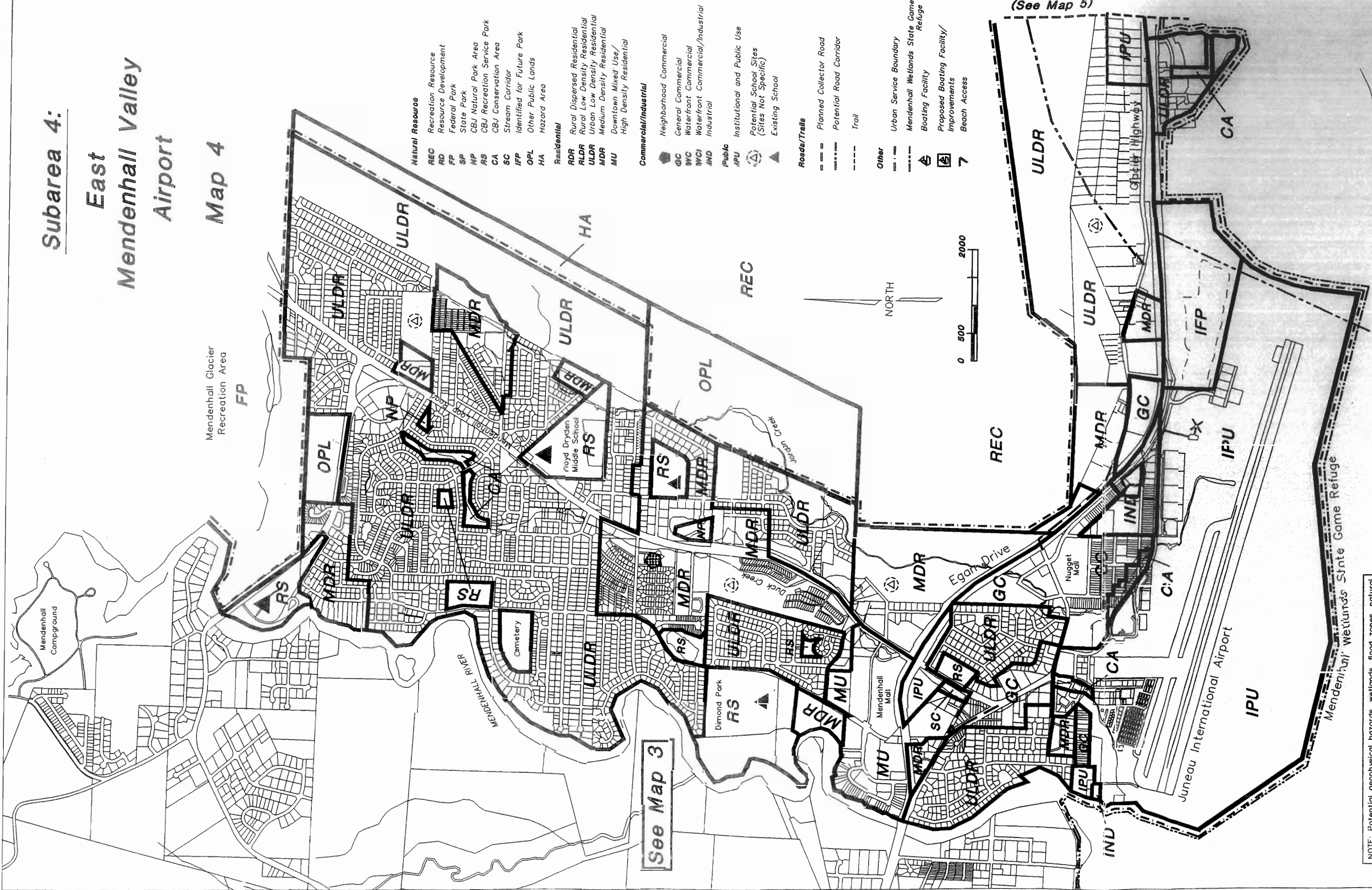
OTHER		New Growth Areas		Urban Service Area
		Mendenhall Wetlands State Game Refuge		Beach Access
		Streams		

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

# Subarea 4:

## East Mendenhall Valley Airport

### Map 4



- |                              |          |   |
|------------------------------|----------|---|
| <b>Natural Resource</b>      | REC      | Recreation Resource                             |
|                              | RD       | Resource Development                            |
|                              | FP       | Federal Park                                    |
|                              | SP       | State Park                                      |
|                              | NP       | CBU Natural Park Area                           |
|                              | RS       | CBU Recreation Service Park                     |
|                              | CA       | CBU Conservation Area                           |
|                              | SC       | Stream Corridor                                 |
|                              | IFP      | Identified for Future Park                      |
|                              | OPL      | Other Public Lands                              |
|                              | HA       | Hazard Area                                     |
| <b>Residential</b>           |          |   |
|                              | RDR      | Rural Dispersed Residential                     |
|                              | RLDR     | Rural Low Density Residential                   |
|                              | ULDR     | Urban Low Density Residential                   |
|                              | MDR      | Medium Density Residential                      |
|                              | MU       | Downtown Mixed Use/<br>High Density Residential |
| <b>Commercial/Industrial</b> |          |   |
|                              | GC       | Neighborhood Commercial                         |
|                              | WC       | General Commercial                              |
|                              | WCI      | Waterfront Commercial/Industrial                |
|                              | IND      | Industrial                                      |
| <b>Public</b>                |          |   |
|                              | IPU      | Institutional and Public Use                    |
|                              | (Symbol) | Potential School Sites<br>(Sites Not Specific)  |
|                              | (Symbol) | Existing School                                 |
| <b>Roads/Trails</b>          |          |   |
|                              | (Symbol) | Planned Collector Road                          |
|                              | (Symbol) | Potential Road Corridor                         |
|                              | (Symbol) | Trail   |
| <b>Other</b>                 |          |   |
|                              | (Symbol) | Urban Service Boundary                          |
|                              | (Symbol) | Mendenhall Wetlands State Game Refuge           |
|                              | (Symbol) | Boating Facility                                |
|                              | (Symbol) | Proposed Boating Facility/<br>Improvements      |
|                              | (Symbol) | Beach Access                                    |

See Map 3

(See Map 5)

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.






### Attachment B

### CBU Comprehensive Plan

**NATURAL RESOURCE**

-  Resource Reserve
-  Open Space
-  Existing Park
-  Potential Park




**RESIDENTIAL**

-  Rural Dispersed Residential
-  Rural/Low Density Residential
-  Urban/Low Density Residential
-  Medium Density Residential
-  Downtown Mixed Use/High Density Residential
-  Transition Area

**COMMERCIAL AND INDUSTRIAL**

-  Neighborhood Commercial
-  General Commercial
-  Waterfront Commercial
-  Waterfront Commercial/Industrial
-  Industrial

**PUBLIC**

-  Institutional and Public Use
-  Existing School
-  Proposed School

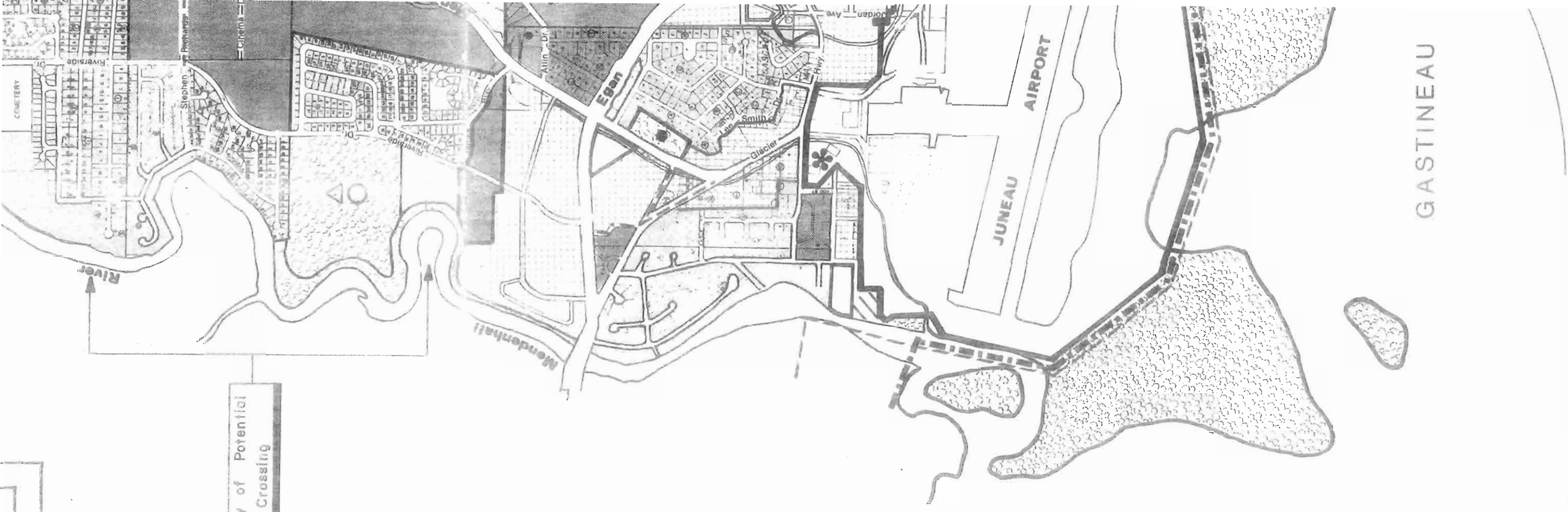
**ROADS AND TRAILS**

-  Planned Collector Road
-  Planned Local Road
-  Potential Road Corridor
-  Trail

**OTHER**

-  Urban Service Boundary
-  AMSA
-  Boating Facility
-  Proposed Boating Facility Improvements
-  Beach Access
-  Existing Hazardous Materials Storage Area
-  Wetlands Boundary

Vicinity of Potential River Crossing



Date	Revision	Initials
3/17/84	P1	SLA
3/28/84	01/ B4-04	SLA
4/10/84	02/ B5-06	SLA
4/10/84	03/ B6-07	SLA
4/10/84	04/ B7-08	SLA
4/10/84	05/ B8-09	SLA





POLICY 43: RESIDENTIAL LAND USE CONFLICTS

A major concern expressed by citizens of Juneau is the need to protect the character of existing neighborhoods from incompatible uses. Their primary concern is to minimize the intrusion of heavy traffic on neighborhood streets and avoid conflicts related to incompatible design, noise, and other factors associated with higher intensity uses.

**43** IT IS THE POLICY OF THE CBJ TO MAINTAIN SUBSTANTIALLY DEVELOPED AND ESTABLISHED NEIGHBORHOODS AT THEIR EXISTING ZONING AND DENSITY DESIGNATIONS AND TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND COMMERCIAL/INDUSTRIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES.

Implementing actions for this policy will include:

- Revise the zoning ordinance to reduce or eliminate conflicts between medium and high density residential uses in established low density residential neighborhoods.
- Amend development ordinances to require buffering and screening between incompatible uses and careful review of site development plans.
- Continue to subsidize residential rehabilitation through state and federal funds to conserve existing housing stock in established neighborhoods.
- Within the capital improvements program, consider improvements to the infrastructure in established neighborhoods as a high priority.

POLICY 44: NEIGHBORHOOD FACILITIES

It is essential that adequate public facilities be available to support planned and needed residential development in the CBJ and assure that high quality neighborhoods are maintained and established. Both the private and public sectors are responsible for providing such facilities.

**44** IT IS THE POLICY OF THE CBJ TO REQUIRE PROVISION OR AVAILABILITY OF TRANSPORTATION ACCESS, SEWER, WATER, AND DRAINAGE FACILITIES AS A CONDITION FOR APPROVAL OF PROPOSALS FOR RESIDENTIAL DEVELOPMENT AND TO SUPPORT ANTICIPATED DEVELOPMENT THROUGH A PLANNED PROGRAM OF EXTENSIONS AND IMPROVEMENTS TO MUNICIPAL SERVICES.

## POLICY 46: COMMERCIAL AND INDUSTRIAL LAND AVAILABILITY

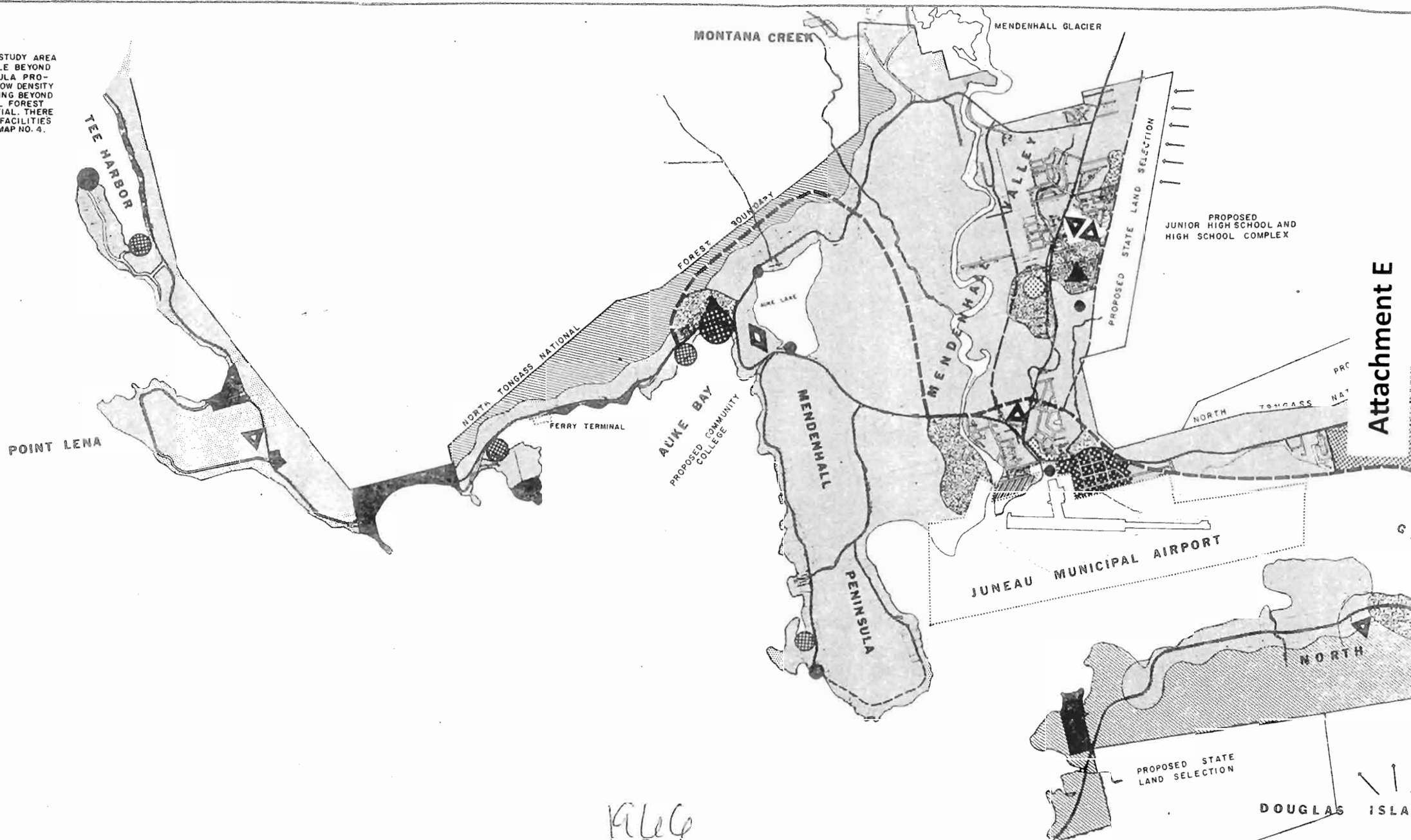
The CBJ must designate sufficient vacant land to meet future demand for general commercial/industrial activities. Determination of location and size should be based on the need for such development, land suitability, transportation access and other appropriate requirements. Through careful planning, retail and employment centers can be located conveniently without resulting in negative impacts upon residential areas. Any decisions to disperse industrial/commercial activity should be balanced with the need to maintain downtown Juneau as the region's governmental, tourist and cultural center.

**46** IT IS THE POLICY OF THE CBJ TO IDENTIFY AND FACILITATE THE DEVELOPMENT OF SUFFICIENT VACANT LAND APPROPRIATELY LOCATED TO ACCOMMODATE FUTURE COMMERCIAL AND INDUSTRIAL USES.

### Implementing actions for this policy will include:

- ° Conduct a regular analysis of the market for commercial/industrial activities to ascertain changing needs for land and infrastructure.
- ° Evaluate industrially designated land to determine the suitability and capacity of specific sites.
- ° Ensure adequate infrastructure for projected commercial/industrial development through a capital improvements program and transportation planning.
- ° Revise the zoning code to include performance standards which cover height, floor area ratio, parking and other design standards.
- ° Require review and approval of building design by the Planning Commission and/or Design Review Board.
- ° Evaluate existing commercial and industrial uses which require storage of hazardous materials to determine need for possible relocation or other mitigative measures.

NOTE: THE REMAINDER OF THE STUDY AREA TO A POINT ABOUT ONE HALF MILE BEYOND THE MOST NORTHERLY PENINSULA PROJECTING INTO TEE HARBOR IS LOW DENSITY RESIDENTIAL. THAT PORTION LYING BEYOND TO THE NORTH TONGASS NATIONAL FOREST BOUNDARY IS RURAL RESIDENTIAL. THERE ARE SEVERAL RECREATIONAL FACILITIES ESTABLISHED PRESENTLY. SEE MAP NO. 4.



Attachment E

*File 6*

RESIDENTIAL	
[Diagonal lines]	RURAL
[Stippled]	LOW DENSITY
[Horizontal lines]	MEDIUM DENSITY
[Vertical lines]	HIGH DENSITY
COMMERCIAL	
[Cross-hatching]	CENTRAL BUSINESS DISTRICT

COMMERCIAL	
[Cross-hatching]	NEIGHBORHOOD GENERAL
[Cross-hatching]	WATERFRONT
[Diagonal lines]	INDUSTRIAL

COMMUNITY FACILITIES	
[Solid black]	PARKS
[Wavy lines]	SCENIC PARK STRIP
[Dotted]	PUBLIC OPEN SPACE
[Circle with cross]	HOSPITAL
[Diamond]	COMMUNITY COLLEGE

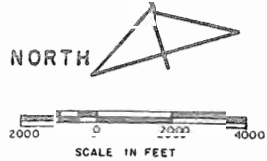
[Cross]	CEMETERIES
[Stippled]	GOVERNMENT COMPLEXES
[Triangle with cross]	PROPOSED SCHOOLS
[Solid triangle]	EXISTING SCHOOLS
ALL SCHOOLS ARE ELEMENTARY EXCEPT THOSE OTHERWISE NOTED.	

TRANSPORTATION ELEMENTS	
[Thick solid line]	EXISTING PRIMARY ARTERIALS
[Thick dashed line]	PROPOSED PRIMARY ARTERIALS
[Thin solid line]	SECONDARY ARTERIALS
[Thin dashed line]	COLLECTORS
[Thin dotted line]	ACCESS ROADS
[Dashed rectangle]	MUNICIPAL AIRPORT
[Dotted rectangle]	FERRY TERMINALS

MISCELLANEOUS	
[Vertical wavy lines]	SLIDE AREAS

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE RENEWAL ASSISTANCE DIVISION OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED. THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE ALASKA STATE HOUSING AUTHORITY BY THE GREATER JUNEAU BOROUGH PLANNING & ZONING DEPARTMENT

MARCH 1966



COM  
GREA



**NOTICE OF NEIGHBORHOOD MEETING**  
**FOR PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT**

Thursday, May 30, 2013, 6:30-8:00 p.m. in the Mendenhall Library Conference Room

First Notice: May 16, 2013

Dear Resident,

The CBJ Community Development Department received a request to amend Map G of the Comprehensive Plan from Medium Density Residential (MDR) to Mixed Use (MU) specifically for 9050 Atlin Drive. This is the large lot located at the corner of Atlin Drive and Mendenhall Loop Road.

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 Thursday, May 30, 2013, 6:30 to 8:00 p.m. in the Mendenhall (Valley) Library conference room.

The purpose of the May 30<sup>th</sup> 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. After the project has been scheduled for review by the Planning Commission (this will most likely happen in June/July), all landowners within 500 feet of the proposed map amendment 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 [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us).

cc: File number AME2013 0006



NEIGHBORHOOD MEETING  
COMPREHENSIVE PLAN MAP AMENDMENT REQUEST  
MENDENHALL PUBLIC LIBRARY  
MAY 30, 2013  
6:30 P.M.

Introductions

Why are we meeting?

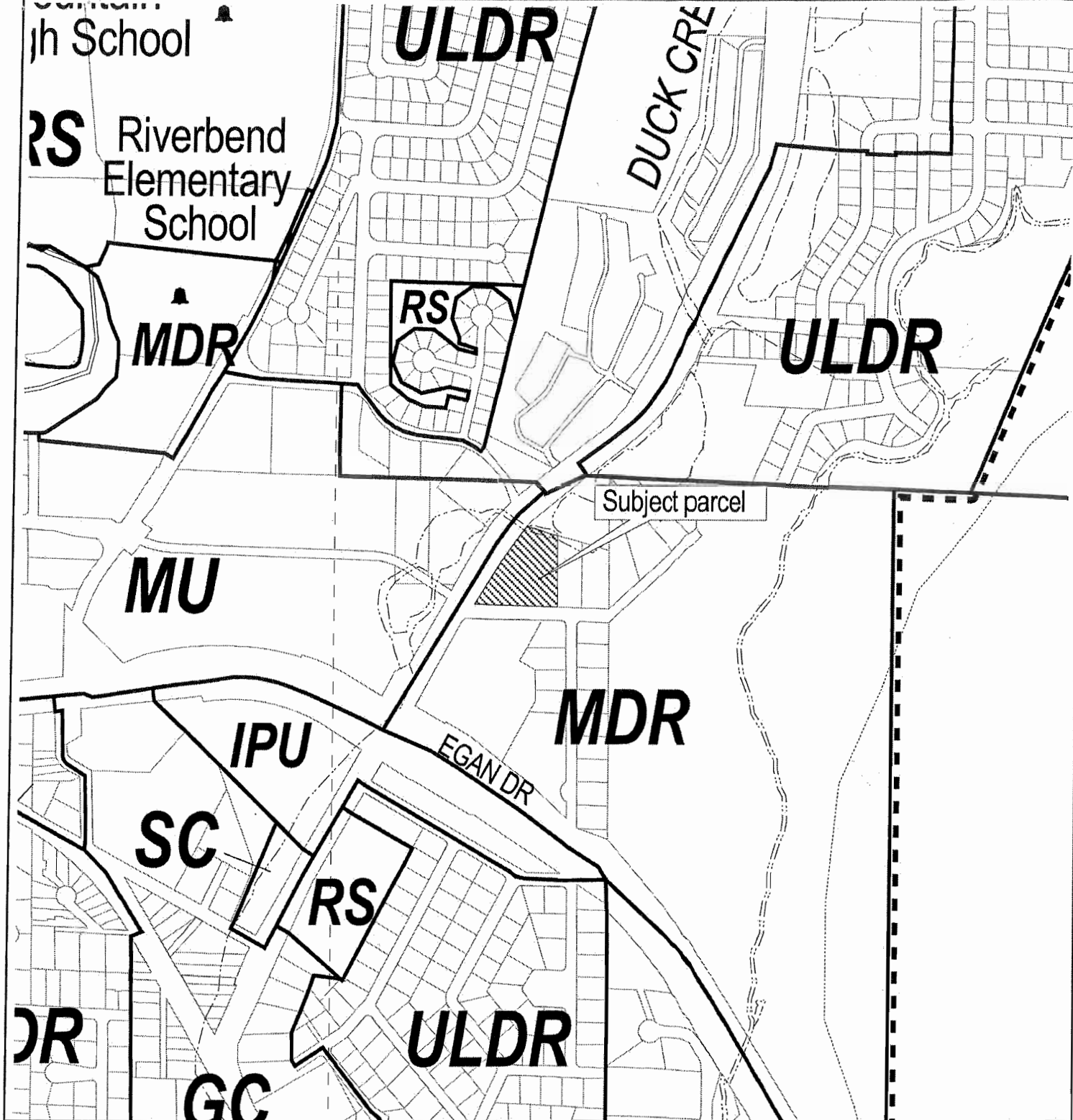
What is the Comprehensive Plan map amendment process?

Why would someone request to amend the maps of the comprehensive plan?

What are the options?

What happens next?

Adjourn no later than 8 P.M.



NATURAL RESOURCE	<b>REC</b>	Recreational Resource	RESIDENTIAL	<b>RDR</b>	Rural Dispersed Residential	PUBLIC	<b>IPU</b>	Institutional and Public Use	OTHER		New Growth Areas		Urban Service Area				
	<b>RD</b>	Resource Development		<b>RLDR</b>	Rural Low Density Residential			Existing School			Mendenhall Wetlands		Beach Access				
	<b>SP</b>	State Park		<b>ULDR</b>	Urban Low Density Residential			Potential School Location			State Game Refuge		Streams				
	<b>FP</b>	Federal Park		<b>MDR/SF</b>	Medium Density Residential- Single Family			Potential Arterial (alignment not specific)			Potential Road (alignment not specific)						
	<b>NP</b>	CBJ Natural Area Park		<b>MDR</b>	Medium Density Residential			Trails									
	<b>RS</b>	CBJ Recreational Service Park		<b>HDR</b>	High Density Residential												
	<b>CA</b>	CBJ Conservation Area		<b>MU</b>	Mixed Use												
	<b>SC</b>	Stream Protection Corridor		<b>MMU</b>	Marine Mixed Use												
	COMMERCIAL INDUSTRIAL	<b>GC</b>		General Commercial													
		<b>WC</b>		Waterfront Commercial													
<b>WCI</b>		Waterfront Commercial Industrial															
<b>HC/LI</b>		Heavy Commercial/Light Industrial															

**City & Borough of Juneau**  
**COMPREHENSIVE PLAN**

City & Borough of Juneau  
 Alaska's Capital City

Adopted October 20th, 2008  
 Ordinance No. 2008-30

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

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.*

MU as follows:

*These lands are characterized by high density residential and non-residential land uses in Downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities ranging from 18 to 60 residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be appropriate and efficient use of the land. Float homes, live-a-boards, and houseboats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas.*

*D-10 residential zoning is intended to accommodate primarily single-family residential development at a density of ten dwellings per acre.*

*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.*

*The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions.*

### **Some ways Light Commercial Differs from D-10, D-15 & D-18**

- Hotels/Motels are not permitted in D-10, D-15 or D-18 but are permitted in LC
- Common wall dwellings are not permitted in LC
- Sales and retail uses are not permitted in D-10, D-15 or D-18 but are permitted in LC
- Professional offices up to 2,500 square feet are permitted in D-10, D-15 & D-18 with a conditional use permit and outright in LC
- Hospitals are not permitted in D-10, D-15 or D-18 but are in LC with a conditional use permit.
- Health care clinics are allowed by conditional use permit in D-15 and D-18 and outright in LC.
- Professional offices larger than 2,500 square feet are permitted in Light Commercial
- Theaters setting 201 to 1,000 are allowed in LC with a Conditional Use Permit
- Small restaurants less than 1,000 square feet and no drive thru are allowed in D-10, D-15 or D-18 with a Conditional Use Permit and outright in LC
- Restaurants, bars, coffee stand and seasonal open air food service are not permitted in D-10, D-15 or D-18 but is permitted in LC
- Boat & motor vehicle sales, parking & storage are not D-10, D-15 or D-18 but are permitted in LC
- Veterinary offices, kennels day animal services, zoo & rehabilitation with and without visitor facilities, horseback riding stables, and dog team yards are all allowed in LC with a Conditional Use Permit
- Sand and gravel, spring water bottling, military reserve, public works facility, and open air markets are not permitted in D-10, D-15 or D-18 but are permitted in LC

ZONING	DENSITY	SITE SIZE	TOTAL UNITS	
D-10	10 units per acre	2.68	27 units	
D-15	15 units per acre	2.68	40 units	
D-18	18 units per acre	2.68	48 units	
LC	18 units per acre	2.68	80 units	