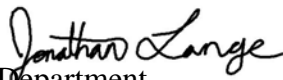


MEMORANDUM

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

DATE: March 12, 2014

TO: Planning Commission

FROM: Jonathan Lange, Planner 
Community Development Department

FILE NO.: AME2014 0002

PROPOSAL: An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

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

Applicant: Jacqueline Farnsworth

Property Owner: Huntington Family LTD Partnership

Property Address: Dock Street

Legal Description: Douglas Townsite Block 46 Lot 1 & 1A

Parcel Code No.: 2-D04-0-T46-017-0

Site Size: 0.4037 acres or 17,585 sq ft

Comprehensive Plan Future Land Use Designation: M/MU - Marine Mixed Use

Zoning: WI - Waterfront Industrial

Utilities: Public water and sewer

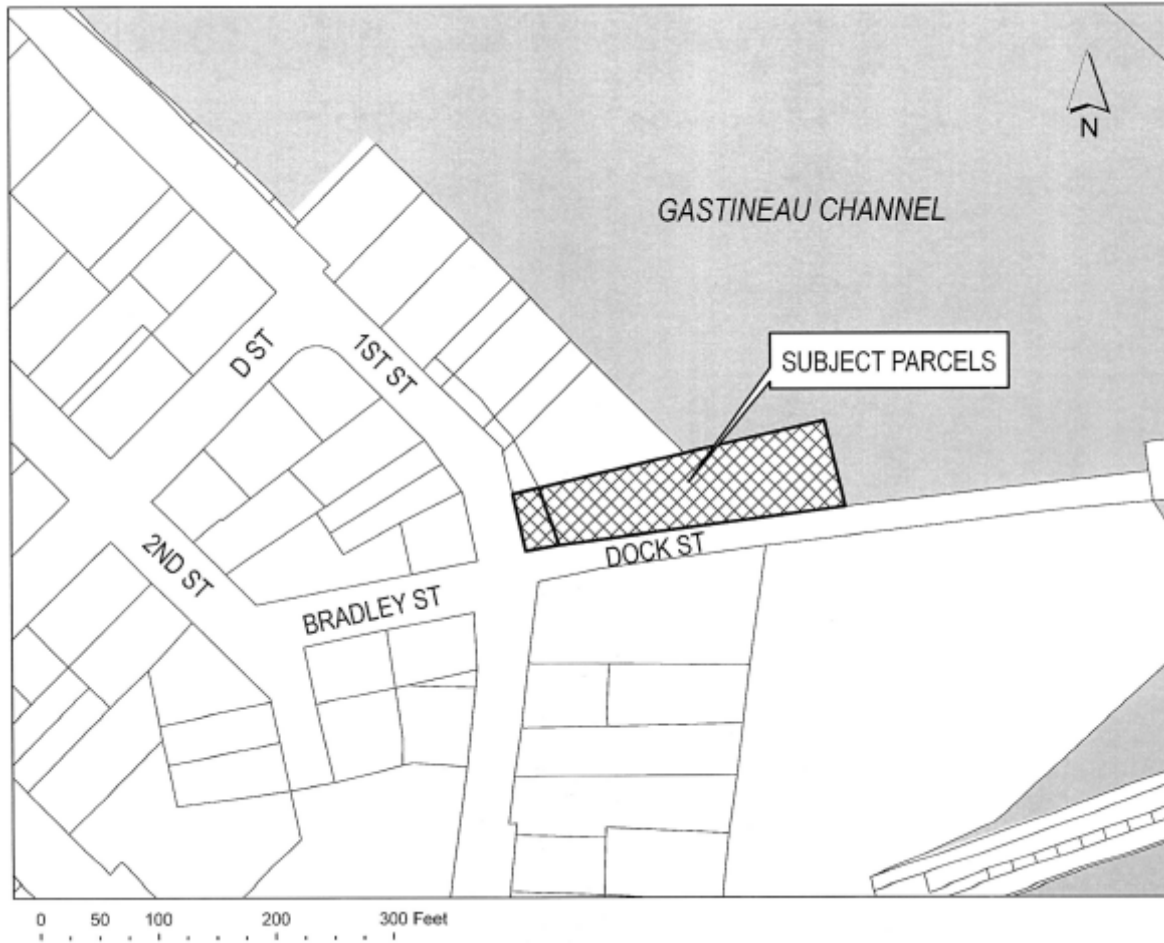
Access: Dock St. and 1st St.

Existing Land Use: Vacant

Surrounding Land Use: North D-18 – 15 Unit Condominiums
South WI – Commercial Mixed Use/ 1 Dwelling Unit
Southwest LC – Single-Family Residence
East – Gastineau Channel
West D-18 – Single-Family Residence with Accessory Apartment



VICINITY MAP



ATTACHMENTS

- ATTACHMENT A – Zone Change and Development Permit Applications
- ATTACHMENT B – Applicant’s Narratives
- ATTACHMENT C – Land Use, Comprehensive Plan, and Floodplain Maps
- ATTACHMENT D – Neighborhood Meeting Materials
- ATTACHMENT E – Agency and City Review Comments
- ATTACHMENT F – Public Comments
- ATTACHMENT G – Site Pictures
- ATTACHMENT H – Public Notice

PROPOSAL

The applicant has applied to rezone their vacant lots, Lot 1 and 1A of Block 46 of Douglas Townsite (see Attachment C) from Waterfront Industrial (WI) to D-18 for the future development of a single-family home on the parcels. The WI zone does not accommodate for standalone single-family dwellings other than an owner or caretaker residence that is accessory to an existing permitted use in the WI zone, per City and Borough of Juneau's Land Use Code Title 49 Table of Permissible Uses 49.25.300(1.110) note A (see Attachment D).

The applicant's lots are located on the Northeast corner of Dock Street and 1st Street. The proposed lots for rezone are just South of the D-18 zoned 15 unit Dockside Condos, East across 1st Street of a new single-family home with an accessory apartment zoned D-18, and West of Gastineau Channel. To the South across Dock Street is a WI zoned commercial mixed use historic building the J.W. Martin Store or Washeteria building, built in 1911, which is currently condemned.

PUBLIC INPUT

On February 26, 2014 the applicant and Community Development Department (CDD) staff held a neighborhood meeting at the Douglas Library Meeting Room, 1016 3rd Street in downtown Douglas. Nine members of the public attended the meeting including the applicant. Staff described the application and rezone process. Staff also spoke about the Table of Permissible Uses and the Table of Dimensional Standards found in Title 49. Staff gave time for the applicant to speak about her plans for the property.

Five of the neighbors in attendance were residents of the Dockside Condominiums. The concerns and questions of the neighbors were mainly focused on future development of the site that is proposed for rezone. Discussions lead to the Table of Permissible Uses and the Table of Dimensional Standards. Height limits, setbacks, and potential uses of the property were discussed. These items will be discussed further in the report. (Please see Attachment F for additional public comments.)

REZONE PROCEDURE

The Land Use Code establishes the following process for rezones:

CBJ § 49.75.110 - Initiation.

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

The rezone proposal was filed during January 2014 and public notices were mailed to property owners within 500 feet of the subject property.

CBJ § 49.75.120 - Restrictions on rezonings.

Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

The parcels that are proposed for rezone are approximately 0.4 acres, but as shown in Attachment C, the Zoning Map, would be an expansion of an existing zone. Substantial conformance with the land use maps of the Comprehensive Plan will be discussed further in the report.

CBJ § 49.75.130 - Procedure.

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

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

ZONING DISTRICTS

All zoning districts are established in the Land Use Code, Title 49. Attachment A indicates that the subject lot and neighboring lots are zoned D-3. The definitions of the D-18 and WI districts are shown below.

CBJ §49.25.210 Residential Districts

D-18 District:

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.

CBJ §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:

WI District:

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.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

2013 Comprehensive Plan

The parcels proposed for rezone are located in the Marine Mixed Use (M/MU) land use designation of the Comprehensive Plan, as shown in Attachment C.

M/MU Definition:

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. 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.

The definition of M/MU indicates an urban mixed use feel with medium- and high-density residential uses. The WI zone does not allow any residential uses other than one caretaker unit accessory to an industrial use. The D-18 zoning district would permit housing densities up to 18 units/acre. The subject parcels maximum density would be for up to a possible 7 units. The Comprehensive Plan land use designation of M/MU comprises portions of the D-18 zoning district adjacent to the subject parcel and the subject parcel itself (please see Attachment C).

The following Comprehensive Plan policies are related to the rezone proposal:

POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.

Allowing the subject parcel to be rezoned to D-18 would allow for the potential development of housing. The applicant proposes only to build a single-family residence on the parcel, but by rezoning there could be a potential for 7 dwelling units. The rezoning of this parcel would also prohibit industrial uses from being developed on a lot next to multi-family condos. This is raised because there are also Comprehensive Plan policies supporting the development of industrial developments and economic development.

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

As stated above, rezoning of the parcel to D-18 would maintain the character of the neighborhood as a residential area.

POLICY 7.18. TO PROHIBIT RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT IN FLOODWAYS, TO REGULATE DEVELOPMENT IN FLOODPLAINS, AND TO MAINTAIN A PROGRAM OF EDUCATION, ASSISTANCE, AND INFORMATION IN ORDER TO MAINTAIN ELIGIBILITY FOR NATIONAL FLOOD INSURANCE PROGRAM FOR THE BENEFIT OF LOCAL PROPERTY OWNERS AND THE LENDING INDUSTRY.

The proposed development is in a mapped Zone AE Floodplain. During construction of the proposed single-family dwelling, the applicant will be required to comply with FEMA and local building code regulations.

POLICY 10.12. TO DESIGNATE AND RESERVE WATERFRONT LAND WITH ADEQUATE SERVICES AND IN APPROPRIATE LOCATIONS FOR WATER-DEPENDENT RECREATION, PUBLIC ACCESS AND COMMERCIAL/INDUSTRIAL ACTIVITIES WHILE PROTECTING IMPORTANT FISH AND WILDLIFE HABITAT AND OTHER COASTAL RESOURCES.

Though the above policy of the Comprehensive Plan states reserving waterfront land for water-dependent recreation, public access and industrial activities; the subject parcel is not an ideal area for water-dependent activities. The parcel is outside of the break water for the Douglas Harbor, so this would not be an ideal place for docking or anchoring of boats.

Guidelines and Considerations for Subarea 9:

6. A Marine Mixed Use District designation is shown for a portion of downtown Douglas. This designation reflects the current pattern of commercial development and will allow higher density residential development. The zoning for this area should reflect this land use designation....

10. Conduct an area plan or neighborhood plan for the downtown Douglas area that would address residential and non-residential uses in the vicinity of the harbor and town center with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented community. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters and shoreline; inland areas of housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, the Alaska Department of Transportation and Public Facilities, and all relevant CBJ Departments and Divisions.

Discussion

As noted above, the Comprehensive Plan contains policies that encourage affordable housing, higher housing densities, and housing that preserves the character and quality of existing neighborhoods.

COMPLIANCE WITH CBJ LAND USE CODE

The Table of Dimensional Standards and the Table of Permissible Uses of the Land Use Code establish the permitted standards and uses in zoning districts (see Attachment C).

WI District

- 2,000 square foot minimum lot size
- 45 foot maximum height limit for permissible and accessory uses
- No maximum on lot coverage
- Caretaker Dwelling units accessory to industrial permitted use
- Hotels, motels
- Marine merchandise and equipment sales and rental
- Water related medium and heavy manufacturing
- Water related rock crusher
- Seafood Processing

- Restaurants

D-18 District

- 5,000 square foot minimum lot size
- 35 foot maximum height limit for permissible uses, and 25 foot for accessory
- 50% maximum lot coverage
- Single-, and multi-family dwellings
- Office space
- Schools
- Health care clinics

HABITAT

There are no sensitive habitats in the project area.

GEOPHYSICAL HAZARDS

This parcel is in a Zone AE mapped flood zone, which represents an area that would be flooded during a 100-year storm event. This Zone AE area is on the northeast portion of this site and is shown on the effective Flood Insurance Rate Map, dated 2013 (Attachment C). The Land Use Code allows development, such as housing, to be built in Zone AE areas, as long as it is built safely by meeting specific flood regulations under CBJ 49.70.400. Meeting these regulations ensure future buildings will withstand a 100-year storm event.

FINDINGS

As indicated above, rezoning of the property from WI to D-18 will allow higher housing density. The D-18 zoning designation is in substantial conformance with the 2013 Comprehensive Plan. The D-18 zoning designation helps answer concerns from the neighborhood about height limit possibilities and industrial uses next to residential uses. Based on the above analysis, the proposal is consistent with the Comprehensive Plan and compliant with the Land Use Code.

RECOMMENDATION

Based upon the proposed project (identified as Attachments A and B), and the findings and conclusions stated above, the Community Development Director **RECOMMENDS** the Planning Commission **RECOMMEND APPROVAL** to the Assembly for the rezone proposal.

ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number AME 20140002	Date Received 1/27/2014
----------------	------------------------------	-----------------------------	----------------------------

LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:

Lots 1 + 1A of Block 46

IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes No

Total Land Area of Proposed Change .4 acres

Comp Plan Designation m/mu

Current Zone(s) W1

Comp Plan Map P

New Zone Requested D-18

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:

To allow independent residential use

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):

Single family

DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

STREETS:
WATER:
SEWER:

<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>	ZONE CHANGE FEES				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>600.00</u>	<u>3207</u>	<u>CDD4743</u>	<u>1/27/2014</u>
	Admin. of Guarantee	\$ _____	_____	_____	_____
	Adjustment	\$ _____	_____	_____	_____
	Pub. Not. Sign Fee	\$ <u>50.00</u>	<u>0059</u>	<u>CDD4724</u>	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____	_____	
Total Fee	\$ <u>750.00</u>	_____	_____	_____	

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

ATTACHMENT A

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>1/27/2014</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <u>Rezone application of property from W1 to D18</u>		
	PROPERTY LOCATION		
	Street Address <u>Dock Street</u>	City/Zip	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Lots 1 + 1A of Block 46</u>		
	Assessor's Parcel Number(s) <u>2D040T460170</u>		
	LANDOWNER/LESSEE		
	Property Owner's Name <u>Tom and Flora Huntington and Pat Penoyer</u>	Contact Person: <u>None Tom</u>	Work Phone: <u>None</u>
	Mailing Address <u>2314 Douglas Hwy. Douglas, AK. 99824</u>	Home Phone: <u>364-3636</u>	Fax Number: <u>Same</u>
	E-mail Address <u>ibuildin ak@gmail.com</u>	Other Contact Phone Number(s): <u>Jacque Farnsworth 364-2505</u>	
	LANDOWNER/LESSEE CONSENT		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p>			
<p>X <u>HUNTINGTON FAMILY LIMITED PARTNER</u> Landowner/Lessee Signature <u>AN ALASKA LIMITED PARTNER</u> Date <u>1-1-2014</u></p> <p>X <u>[Signature]</u> Landowner/Lessee Signature <u>PRESIDENT</u> Date</p>			
<p>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.</p>			
APPLICANT			
<p><input checked="" type="checkbox"/> if the same as OWNER, write "SAME" and sign and date at X below</p>			
Applicant's Name <u>Jacqueline Yancey Farnsworth</u>	Contact Person:	Work Phone:	
Mailing Address <u>900 First St. #5 Douglas, AK. 99824</u>	Home Phone: <u>364-2505</u>	Fax Number: <u>None</u>	
E-mail Address <u>JacqueFarnsworth@gmail.com</u>	Other Contact Phone Number(s):		
X <u>[Signature]</u> Applicant's Signature	<u>1/7/2014</u> Date of Application		

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	Date Received	Application Number(s)
		Building/Grading Permit		
		City/State Project Review and City Land Action		
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
		Mining Case (Small, Large, Rural, Extraction, Exploration)		
		Sign Approval (If more than one, fill in all applicable permit #'s)		
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
		Variance Case (De Minimis and all other Variance case types)		
		Wetlands Permits		
	X Zone Change Application	<u>1/27/2014</u>	<u>AME20140002</u>	
	Other (Describe)			
<p>Comments:</p> <p style="text-align: center;">***Public Notice Sign Form filled out and in the file.</p>				Permit Intake Initials

ATTACHMENT A

Jacque Farnsworth
900 1st Street, Unit 5 (Dockside Condominiums)
Douglas, AK 99824
Tel: 364-2505
Email: jacquefarnsworth@gmail.com

September 24, 2013

To: CBJ Planning Commission

Honorable Planning Commissioners,

My name is Jacque Farnsworth and I live at Dockside Condominiums, 900 1st Street in Douglas(unit 5)

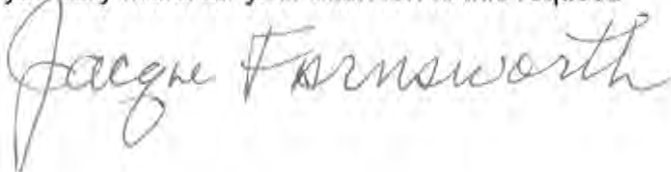
I am asking the Planning Commission to initiate a zoning change from Waterfront Industrial (WI) to Residential D-18 (D-18) on Block 46, Lots 1 & 1A, located at the corners of Dock, Bradley, First, and Front streets in Douglas. A map of this area is attached to my testimony.

I have lived in Juneau for 16 years, and have been looking for a suitable retirement home for the past several years. I recently learned that this property on Dock Street is available for sale and I wish to purchase the property and build a house on it. However, this property is zoned WI, and only allows a residence if it is connected to a business. I believe that this property should be zoned D-18 for the following reasons:

- The entire block where the property is located is zoned D-18 (Dockside Condos are immediately to the north);
- There is no road or street between this property and the entire block; the property is directly adjacent to Dockside Condos with no separation;
- Other WI parcels are across Dock Street from the D-18 parcels;
- The property is small and better suited for a home than a business;
- I know the neighbors would rather have a residence than a business on this lot;
- A zoning change on this lot will reunite this block for neighborhood continuity and harmony;
- This zoning change will provide some much needed additional housing in Juneau;
- Tom Huntington, the property owner, supports this change, and wishes to sell me this lot so that I may build my home there; and
- Mr. Huntington has asked me to submit his letter with my testimony.

Mr. Huntington and I would appreciate it if the Planning Commission would direct the planning staff to review this request and hopefully, will recommend a zoning change to the Commission.

Thank you very much for your attention to this request.



ATTACHMENT B

September 23, 2013

Tom Huntington
2314 Douglas Highway,
Douglas, AK 99824
Tel: 364-3636

To: CBJ Planning Commissioners
Re: Request for Rezoning

My name is Tom Huntington and I am the owner of Block 46, Lots 1 & 1A, located at the corners of Dock, Bradley, First and Front Streets in Douglas.

I am writing this letter because I am unable to be present for the September 24 Planning Commission meeting and have asked Jacque Farnsworth to speak on both of our behalfs.

It is my desire an intention to sell this property to Jacque Farnsworth who wishes to build a single residence. We understand that this lot is zoned Waterfront Commercial (W1) and as such, any residence must have a connection with a business.

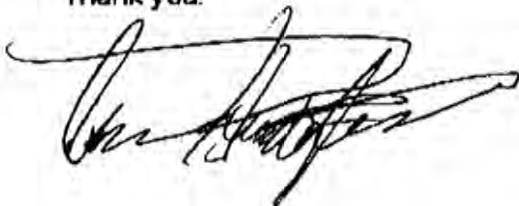
This means that I am unable to sell my property to Ms. Farnsworth unless the property is rezoned as residential D18.

We are requesting that the Planning Commission initiate a zoning change on my property from Waterfront Industrial (W1) to Residential D18 and direct the planning staff to review our request.

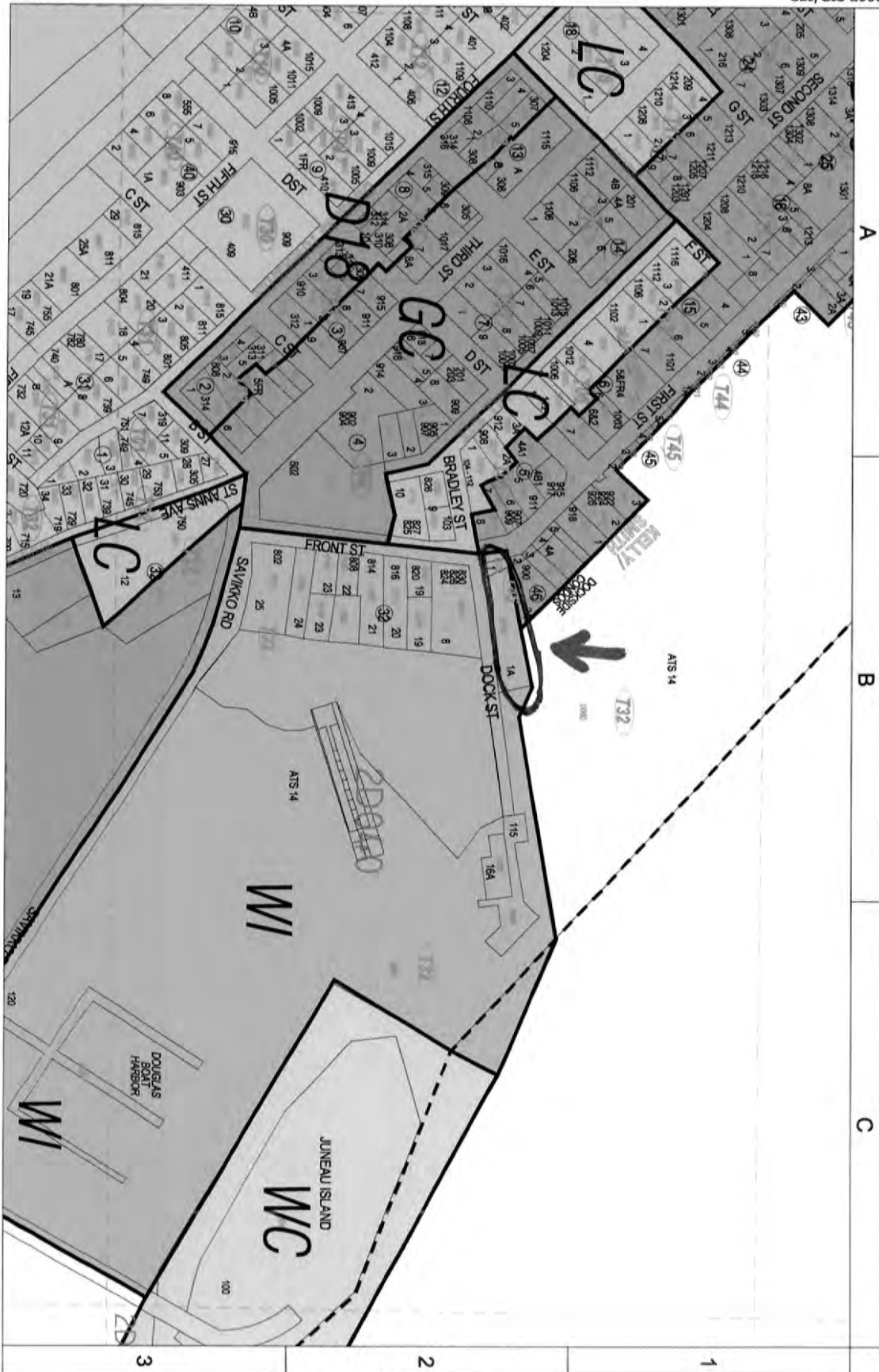
Ms. Farnsworth will address the request in more detail.

I would appreciate your support of this request. It will enable me to sell my property as a residence and will enable Ms. Farnsworth to build a home in a location that she loves.

Thank you.



ATTACHMENT B



Continued on Page 137

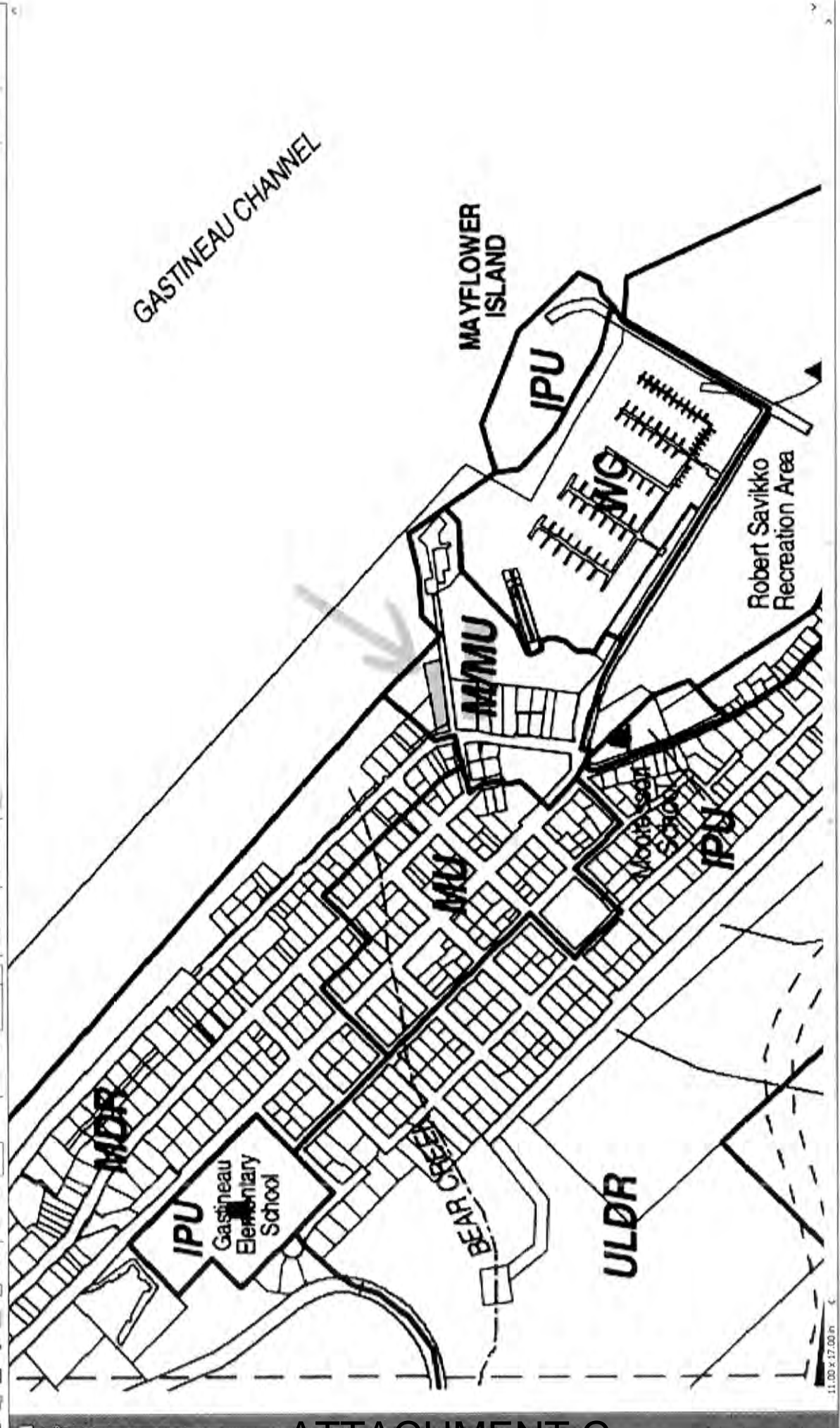
Continued on Page 142

Assessor's Tax Code

1600901	102	0030
Parcel Code Prefix	Block	Lot
	Map	Number

Continued on Page 140

ATTACHMENT C



ATTACHMENT C

Parcel #

2D040T460170

Street Address

DOCK ST 0

Legal Description 1

DOUGLAS BL 46 L 1 & 1A

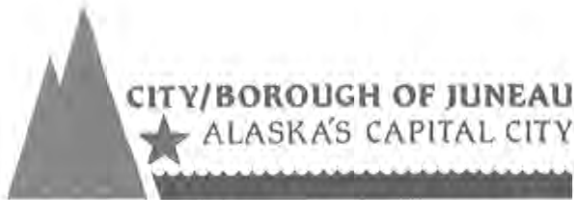
Owner's Name and Address

HUNTINGTON FAMILY LTD PARTNERSHIP
 2314 DOUGLAS HWY
 DOUGLAS AK
 99824

Legal Description 2

THOMAS HUNTINGTON

Previous Owner	Site Value	Building PV	Total PV
	\$129000.00	N/A	\$ 129000.00
Use Code	Exempt	Zoning	Tax Year
Vacant	No Data	Waterfront - Industrial	2013
Number of Units	Year Built	Effective Age	Style
N/A	N/A	N/A	No Data
Total Rooms	Bedrooms	Baths	Total FIN Sq. Ft.
N/A	N/A	N/A	N/A
Total Basement	Attic	Attic Area	Garage Type
N/A	N/A	N/A	N/A
Garage Description	Garage Area	Lot Size	Last Trans
N/A	N/A	17585 sq. ft.	0108
City Water Available	City Sewer Available	Water System	Sewer System
Yes	Yes	N/A	N/A
Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded



**NOTICE OF NEIGHBORHOOD MEETING
FOR REZONE REQUEST**

Douglas Library Meeting Room
Wednesday, February 26, 6:00-7:30 p.m.

February 11, 2014

Dear Resident,

The CBJ Community Development Department received a Zone Change Application to rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

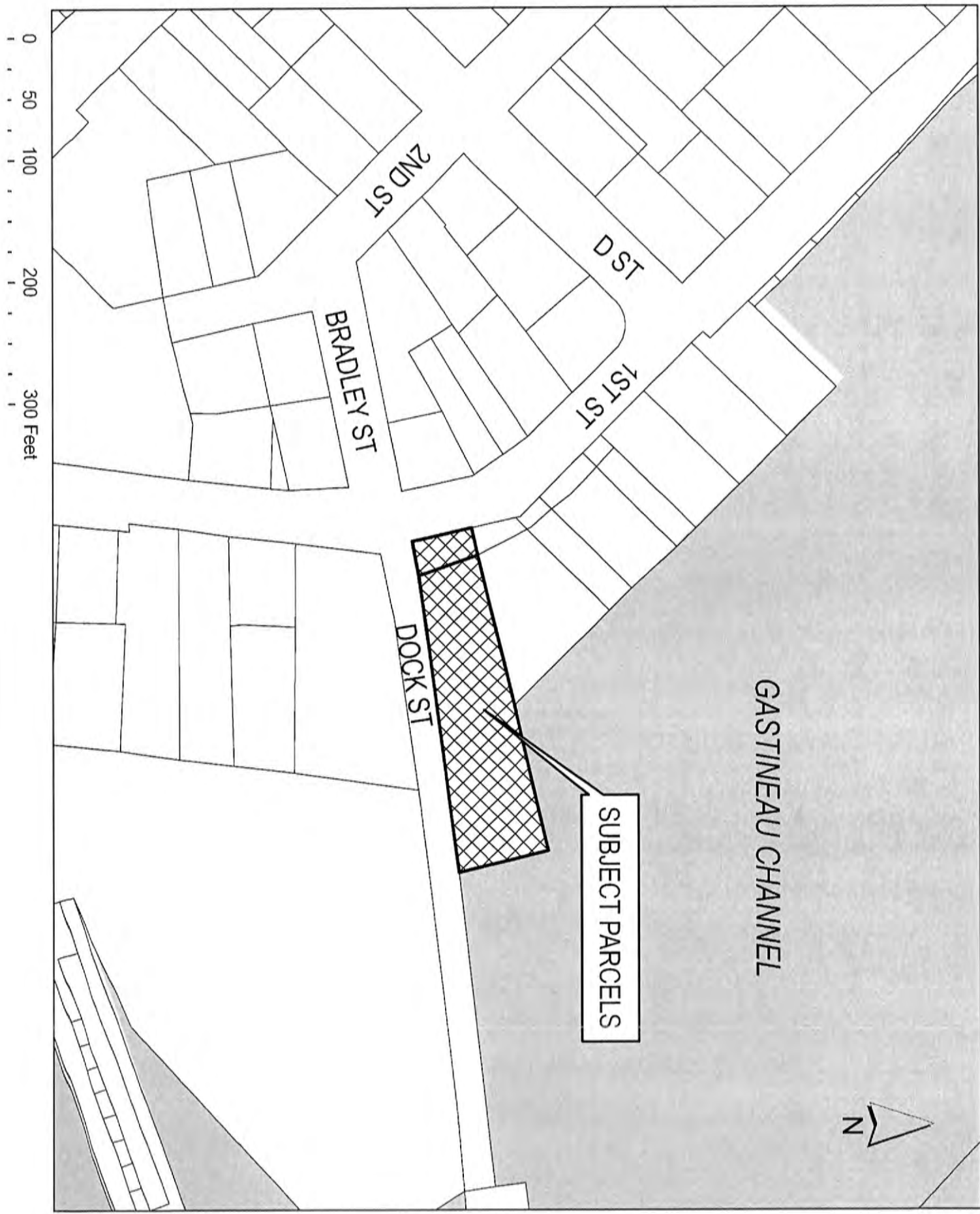
The CBJ Community Development Department is hosting a neighborhood meeting to explain the details and the CBJ rezone process. This meeting will be held on Wednesday, February 26, 2014, from 6:00 to 7:30 p.m. in the meeting room of the Douglas Library.

The purpose of the February 26th 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. The project has been scheduled for review by the Planning Commission at the March 25th Regular Meeting. Prior to the meeting all landowners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify on the proposal.

If you have questions or would like more information, please contact Jonathan Lange, Community Development Planner, at 586-0218 or email: jonathan_lange@ci.juneau.ak.us.

cc: File number AME2014 0002

ATTACHMENT D



ATTACHMENT D

AGENDA

Neighborhood Meeting For Proposed Rezone on Dock St. From Waterfront Industrial to D-18

February 26, 2014
Douglas Library Meeting Room
6:00-7:30pm

- Welcome – Introductions
- Why we are here? – Application and Rezone Process
- Proposed Project –
 - Applicant
- What happens next? –
 - Staff Report – Please have comments in by
Noon on March 11th
To: Jonathan Lange or jonathan_lange@ci.juneau.ak.us
155 S. Seward St.
Juneau, AK 99801
Ph: (907)586-0218
Fax: (907)586-3365
 - March 25th at 7pm, Planning Commission Meeting –
City Hall, Assembly Chambers
 - Public Testimony
 - April 7th at 7pm, Regular Assembly Meeting –
City Hall, Assembly Chambers
 - Public Testimony
- Questions, Comments, and Concerns -

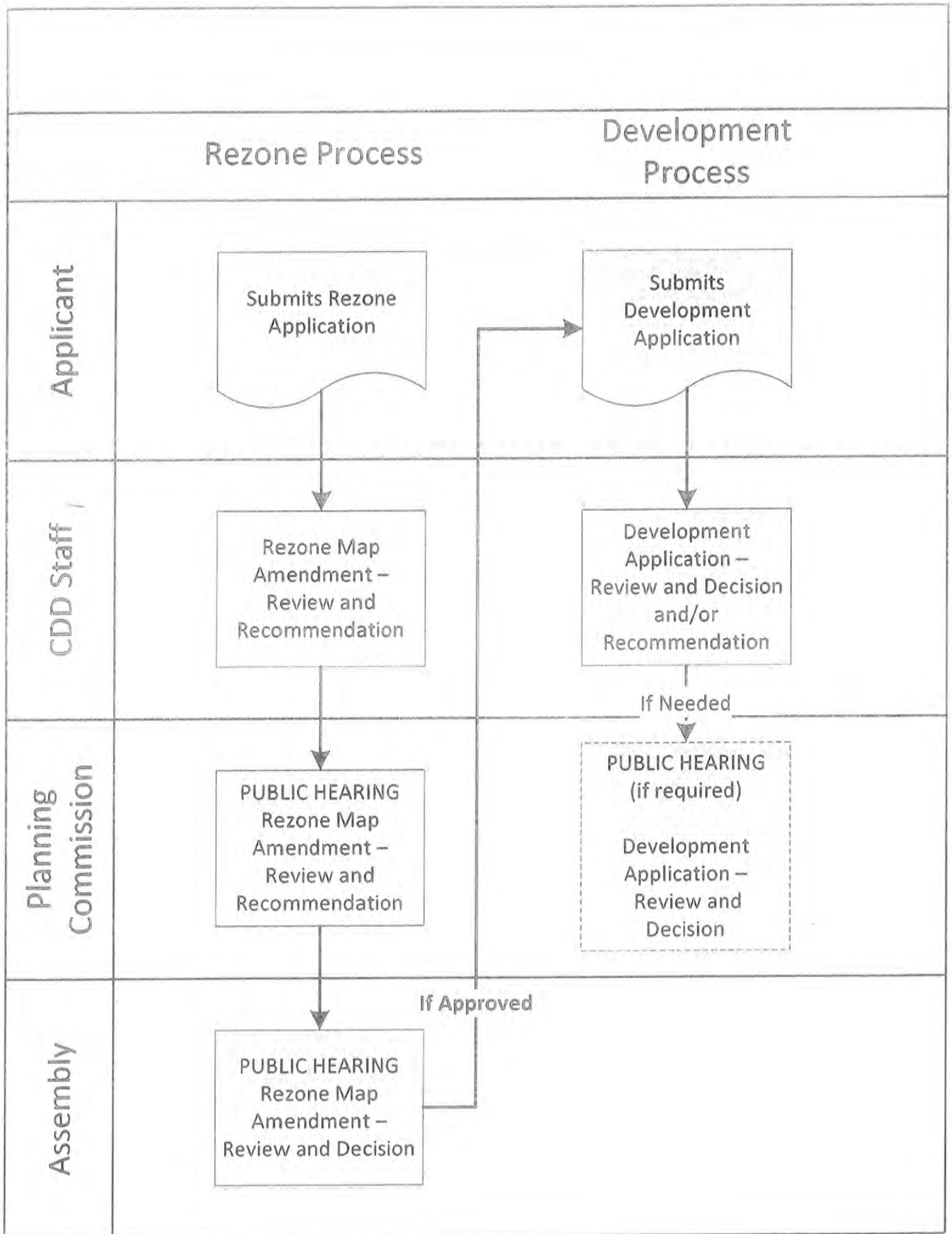


TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Minimum Lot Size ⁴															
Permissible Uses	36,000	12,000	7,000	3,600 ¹⁰	6,000	5,000	5,000	5,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000
Bungalow ⁶	18,000	6,000	3,500	2,500	3,000	3,000	3,000	2,500							
Duplex	54,000	18,000	10,500												
Common Wall Dwelling			7,000	3,600 ¹⁰	5,000	3,500	2,500		2,500						
Single-family detached, two dwellings per lot	72,000	24,000													
Minimum lot width															
Bungalow ⁶	150'	100'	70'	40'	50'	50'	50'	50'	50'	50'	20'	20'	20'	20'	20'
Common wall dwelling	75'	50'	35'	25'	25'	25'	25'	25'							
Minimum lot depth															
Common wall dwelling	150'	100'	60'	40'	40'	30'	20'	20'	20'	20'					
Minimum lot depth															
Common wall dwelling	150'	100'	85'	85' ¹⁰	85'	80'	80'	80'	80'	80'	80'	60'	60'	60'	60'
Maximum lot coverage															
Permissible uses	10%	35%	50%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
Conditional uses	20%	35%	50%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	None	45' ⁴	45'	55'	35' ⁴	45' ⁴	None
Accessory	45'	25'	25'	25'	25'	25'	25'	25'	None	35'	35'	45'	35' ⁴	45' ⁴	None
Bungalow ⁶	25'	25'	25'	25'	25'	25'	25'	25'	None	35'	35'	45'	35' ⁴	45' ⁴	None
Minimum front yard setback ³	25'	25'	20'	20' ¹⁰	20'	20'	20'	20'	0'	5' ^{5,8}	25'	10'	10'	10'	10'
Minimum street side yard setback	17'	17'	13'	10'	13'	13'	13'	13'	0'	5'	17'	10'	10'	10'	10'
Minimum rear yard setback ³	25' ²	25'	20'	10'	20'	15'	10'	10'	0'	5'	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	3'	5'	5'	5'	5'	0'	5'	10'	10'	10'	10'	10'
Common wall dwelling			10' ⁶	3'	5' ⁷	5' ⁷	5' ⁷	5' ⁷		5' ⁷					0'

Notes:

1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
9. Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.

10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:

- (a) Minimal lot area includes 50% of adjacent alley (see graphic).
- (b) Minimal lot depth includes 50% of the width of adjacent alley.
- (c) Minimum front yard setback of ten feet.

(Serial No. 2008-04, § 2, 2-25-2008, eff. 3-27-2008; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012)

TABLE OF PERMISSIBLE USES

The uses allowed in each zoning district are determined and arranged in the Table of Permissible Uses (attached).

First, look through the "Use Description" in the left column of the Table to find which category your project fits in. Then find the zone where the property is located.

Use Description	Zones											
	RR	D-1	D-3	D-5	D-10	D-15	D-18	LC	GC	MU	MU2	WC
10.230 Storage inside or outside enclosed structures												3N
10.300 Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot									3			

Once you have the intersection of the "Zoning District" and the "Use Description", you can then determine the approval procedure of the proposed project:

- **No number** at the intersection of the use row and the zone column means that the identified use is not permitted in the identified zone.
- The **number "1"** indicates that the use requires department approval, in conjunction with the issuance of a Building Permit. The use is allowed in the district but limited conditions may be attached to the approval.
- The **number "2"** indicates the use requires an Allowable Use Permit from the Planning Commission. Such uses are allowed in the district, but specified conditions may be attached to the Allowable Use Permit by the Commission.
- The **number "3"** indicates the use requires a Conditional Use Permit from the Planning Commission. The use may or may not be allowed at a particular location depending on a determination of its compatibility with surrounding or proposed land uses. The Planning Commission may attach any condition to ensure the compatibility of the proposed use.
- A **combination of numbers** such as "1,2" or "2,3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.

If the project is a minor development, the first number of the combination shall indicate the applicable procedure. If the project is a major development, the second number shall indicate the applicable procedure. To determine whether or not the project is major or minor development, use the following criteria:

- For residential uses, minor development is four or fewer dwelling units. Major development is more than four dwelling units.
- For nonresidential uses, minor development is 5,000 square feet or less of new or significantly changed primary land use. Major development is more than 5,000 square feet of new or significantly changed primary land use.

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

Use Description	Zones														
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
1.000 RESIDENTIAL															
1.100 Single-family dwellings															
1.110 Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A	1 ^A
1.120 Single-family detached, two dwellings per lot	1	1	1												
1.130 Single-family detached, accessory apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	
1.135 Single-family detached, one or two accessory apartments		3	3												
1.200 Duplex	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.300 Multifamily dwellings						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.400 Group homes	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.450 Halfway houses	3								3	3	3	3			
1.500 Day care homes															
1.510 Child, 8 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.520 Child, 9 to 12 children under the age of 12	3	3	3	3	3	3	3	3	3	3	3	3	3		
1.530 Adult, 8 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.540 Adult, 9 to 12, people 12 years and older	3	3	3	3	3	3	3	3	3	3	3	3	3		
1.650 Child care residence, 6 to 9 children under 18 years of age	3	3	3	3	3	3	3	3	3	3	3	3	3		
1.600 Miscellaneous, rooms for rent situations															
1.610 Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	3 ^N		
1.620 Hotels, motels															
1.630 Single room occupancies with private facilities	3					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N		
1.700 Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800 Mobile homes															
1.810 Residential mobile homes one individual lots ²	3	3	3												
1.815 Caretakers mobile homes one individual lots ²	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.820 Mobile home parks ²															
1.830 Mobile home subdivision ²															
1.840 Recreational vehicle parks ²	3 ^F	3 ^F	3 ^F	3	3	3	3	3	3	3	3	3	3		

Use Description	Zones													
	RR	D-1	D-3	D-5	D-10 SF	D-15	D-18	I.C.	GC	MU	MU2	WC	WI	I
1.900 Common wall development														
1.910 Two dwelling units				1	1	1	1							
1.911 Accessory apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X		
1.920 Three or more dwelling units				3	3	3	3	3	3	3	3	3		
1.930 Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3						
2.000 SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT ^G														
2.100 With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods														
2.110 Reserved														
2.120 Miscellaneous														
2.130 Marine merchandise and equipment	3 ^T								1	1	1	3 ^N	3 ^N	3
2.200 Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1, 3	1, 3	1, 3	1, 3	3 ^N	3
3.000 PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G														
3.050 Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1 ^N	
3.100 Offices greater than 1,000 but not more than 2,500 square feet					3	3	3	3	1	1	1	1	3 ^N	
3.200 Reserved														
3.300 Research, laboratory uses	3 ^T													
3.400 Offices greater than 2,500 square feet														
4.000 MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G														
4.050 Light manufacturing	3 ^T								1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1, 3
4.070 Medium manufacturing	3 ^T								1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1, 3
4.100 Heavy manufacturing	3 ^T	3 ^Q											3 ^N	3
4.150 Rock crusher	3 ^T	1 ^Q											3 ^N	3
4.200 Storage of explosives and ammunition	3												3 ^N	3
4.210 Seafood processing	3 ^T												3 ^N	3
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES														
5.100 Schools														
5.110 Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3 ^N	3
5.120 Trade, vocational schools, commercial schools	3 ^T								3	3	3	3	3 ^N	3
5.130 Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3
5.200 Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3
5.300 Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3
5.400 Social, fraternal clubs, lodges, union halls, yacht clubs	3 ^T								1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1, 3

		Zones														
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT															
6.100	Indoor activity conducted entirely within building or substantial structure															
	6.110 Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3			
	6.120 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges			3		3		3	3	1, 3	1, 3	1, 3	1, 3			3
	6.130 Theaters seating for 200 or fewer	3 ^T						3	3	1	1	1	1	3 ^N		3
	6.135 Theaters seating from 201 to 1,000									3	1	1	1	3 ^N		3
	6.140 Coliseums, stadiums, and other facilities in the 6 100 classification seating more than 1,000 people										3	3	3	3 ^N		
	6.150 Indoor shooting range	1, 3														3
6.200	Outdoor activity conducted outside enclosed buildings or structures										3					
	6.210 Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			3 ^N		3
	6.220 Miniature golf courses, skate-board parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	3 ^N		3
	6.240 Automobile, motorcycle racing tracks, off-highway vehicle parks	3									3					3
	6.250 Reserved															
	6.260 Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262 Parks with improved facilities, not approved in conjunction with a major subdivision															
	6.264 Capacity for up to 20 people ^w	1 ^T	1	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N
	6.266 Capacity for more than 20 people ^w	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	
	6.270 Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
	6.280 Shooting ranges	3														3
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES															
7.100	Hospital															
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3			

	Use Description	Zones														
		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	T
7.200	Nursing care, assisted living, sheltered care		3	3	3	3	3	3	3	3	3	1, 3	1, 3			
7.300	Day care centers for children and adults					3	3	3	3	3	3	1, 3	1, 3	1, 3		
7.400	Halfway houses									3	3	3	3			
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3			3
8.000	RESTAURANTS, BARS, NIGHTCLUBS															
8.050	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T						3	3	3	1	1	1	1 ^N		
8.100	Restaurants, bars without drive through service	3 ^T								1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	3
8.200	Restaurants, coffee stands with drive through service									1, 3	1		3	1 ^N , 3 ^N	3 ^N	3
8.300	Seasonal open air food service without drive through	3								1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	
9.000	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS															
9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3			1, 3
9.100	Motor vehicle repair and maintenance, including body work										3					1
9.200	Automotive fuel station	3 ^T														
9.300	Car wash									3	1					1
9.400	Boat sales or rental	3 ^T								3	1					1
9.450	Boat repairs and maintenance	3 ^T								3	1			1		1
9.500	Marine fuel, water sanitation	3 ^T									3			1	1	1
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3												1, 3	1, 3	1, 3
10.000	STORAGE, PARKING, MOORAGE															
10.100	Automobile parking garages or parking lots not related to a principal use on the lot															
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored															
10.210	All storage within completely enclosed structures	1, 3	3											3	1	1 ^N , 3 ^N
10.220	General storage inside or outside enclosed structures	1, 3	3											1 ^N , 3 ^N	1 ^N	1
10.230	Snow storage basin															
10.232	Neighborhood, less than 1/2 acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1			3 ^Z	1	1
10.235	Regional, 1/2 to 1 acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3			3 ^Z	1	1
10.237	Area wide, over 1 acre	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z			3 ^Z	3	3
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3											1 ^N , 3 ^N	1 ^N , 3 ^N	1

Use Description	Zones														
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
10.400 Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	1 ^N	1
10.500 Moorage															
10.510 Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3
10.520 Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600 Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	
MATERIALS SALVAGE YARDS, WASTE MANAGEMENT															
11.000 Recycling operations															
11.110 Enclosed collection structures ^o of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1	1	1
11.120 Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3 ^P	1 ^P , 3 ^P	3	3	1	1	1 ^P
11.130 Sorting, storage, preparation for shipment occurring outside an enclosed structure														1 ^N	1
11.200 Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3
11.300 Sanitary landfill	3														3
SERVICES AND ENTERPRISES RELATED TO ANIMALS															
12.000 Veterinary clinic	3	3	3							3	1, 3	3	3	1 ^N , 3 ^N	1
12.200 Kennel	3	3							3	3					1, 3
12.250 Day animal services, grooming, walking, day care	3	3	3	3	3					3	3	3			1, 3
12.300 Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3	3							3	3	3	3		3
12.310 Wild animal rehabilitation facilities without a visitor component	3	3	3	3						3	3		3 ^N		3
12.400 Horseback riding stables, dog team yards	3	3	3							3	3				3
EMERGENCY SERVICES															
13.000 Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	1, 3
AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING															
14.000 Aquaculture	3	3	3							3	3	3	3		3
14.150 Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1
14.200 Commercial agricultural operations															
14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3	3				1, 3
14.220 Including farm animals ^M	1, 3	3													1, 3
14.230 Stabling of farm animals ^M	3	3	3	3	3	3	3	3	3	3	3				1, 3
14.250 Personal use agriculture															
14.253 Hens, 6 maximum	1	1	1	1	1	1	1	1	1	1	1	3	3	1	1
14.300 Silviculture and timber harvesting ²	3	3													3
14.400 Mining operations	2, 3 ^K	3	3											3 ^N	2

Use Description	Zones													
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI
14.500 Sand and gravel operations ¹	3	3	3						3	3			3 ^N	3 ^N
14.800 Spring water bottling	3	3							3	3			3 ^N	3 ^N
15.000 MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES														
15.100 Post office	3	3	3	3	3	3	3	3	3	3	3	3		1, 3
15.200 Airport	3								3	3	3	3	3 ^N	1, 3
15.400 Military reserve, National Guard centers	3	3	3						3	3			3 ^N	1, 3
15.500 Heliports, helipads	3								3	3			3 ^N	3
15.600 Transit facilities									3	3			3 ^N	3
15.610 Transit center									3	3			3 ^N	3
15.620 Transit station	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15.630 Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		1
15.700 Public works facility	3	3	3	3					3	3				1, 3
16.000 DRY CLEANER, LAUNDROMAT														
16.100 Drop off and pickup only, no onsite laun- dry or dry cleaning process									1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N
16.200 Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	3 ^N	1 ^N , 3 ^N
17.000 UTILITY FACILITIES														
17.100 Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150 Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1
17.200 Major	3	3	3	3	3	3	3	3	3	3	3	3	3	1
17.300 Driveways and private roads														
17.310 Access driveways on public rights-of-way adjoining one to four existing lots	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.320 Access driveways on public rights-of-way adjoining five or more existing lots	3	3	3	3	3	3	3	3	3	3	3	3	3	3
18.000 TOWERS AND RELATED STRUCTURES														
18.100 Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	1	1	1	1	1	1
18.300 Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3	3	1
18.400 Amateur (ham) radio towers and antennas more than 35 feet in height	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19.000 OPEN AIR MARKETS, NURSERIES, GREENHOUSES														
19.100 Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N
19.200 Nurseries, commercial greenhouses														
19.210 Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 ^V	1 ^V		1
19.220 Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 ^V	1 ^V		1
20.000 CEMETERY, CREMATORIUM, MORTUARY														
20.100 Cemetery	1, 3	3	3	3	3	3	3	3	3	3	3	3		
20.200 Crematorium	3													1, 3

Use Description	Zones												
	RR	D-1	D-3	D-5	D-10 SF	D-15	D-18	LC	GC	MU	MU2	WC	WI
20.300 Funeral home	3	3	3	3	3	3							
21.000 VISITOR-ORIENTED, RECREATIONAL FACILITIES													
21.100 Resort, lodge	3	3											
21.200 Campgrounds	1, 3	3											
21.300 Visitor cultural facilities related to features of the site	3	3					3	3	3	3	3		
22.000 TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION													
22.100 Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

1. Department approval requires the department of community development approval only.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3 Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. *Reserved.*
- C. *Reserved.*
- D. *Reserved.*
- E. See special use regulations for mobile homes, chapter 49.65, article III.
- F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, chapter 49.65, article VIII.
- H. *Reserved.*
- I. *Reserved.*
- J. Applies to over 2 acres of harvest area.
- K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
- L. See special use regulations, chapter 49.65.200, article II.
- M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
- N. Use must be water-dependent, water-related, or water-oriented.

Juneau, Alaska, Code of Ordinances >> PART II - CODE OF ORDINANCES >> TITLE 49 - LAND USE >>
Chapter 49.75 - REZONINGS, SPECIAL STANDARDS, REGULATIONS AND TEXT AMENDMENTS >> ARTICLE
I. REZONINGS >>

ARTICLE I. REZONINGS

49.75.110 Initiation.

49.75.120 Restrictions on rezonings.

49.75.130 Procedure.

49.75.110 Initiation.

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

49.75.120 Restrictions on rezonings.

Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

Serial No. 2012-31(b), § 2, 8-27-2012

49.75.130 Procedure.

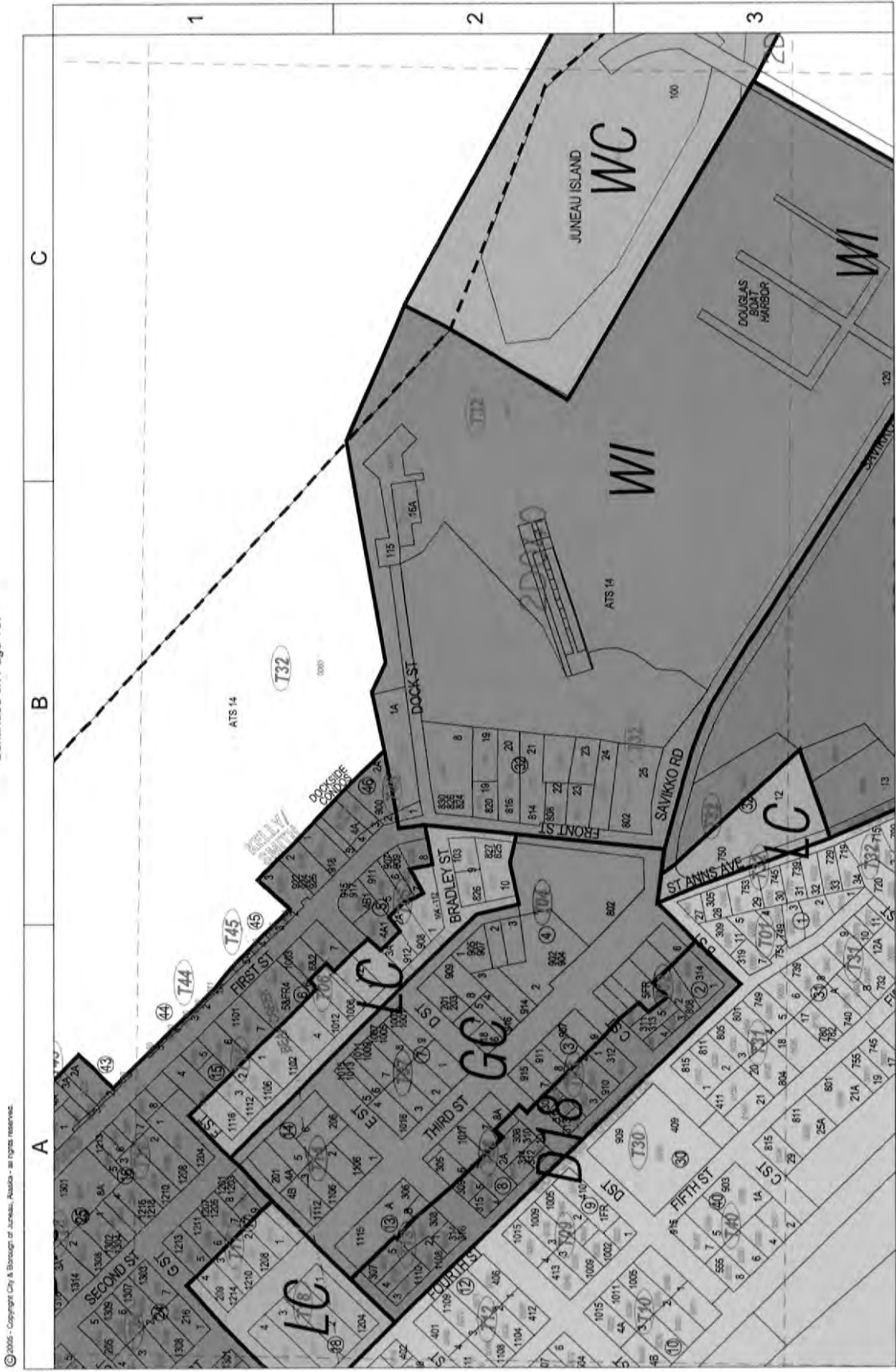
A rezoning shall follow the procedure for a major development permit except for the following:

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

Serial No. 2012-11, § 2, 4-2-2012

ATTACHMENT D

Continued on Page 137



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CBJ/GIS 2006

Continued on Page 138

Assessor Tax Code

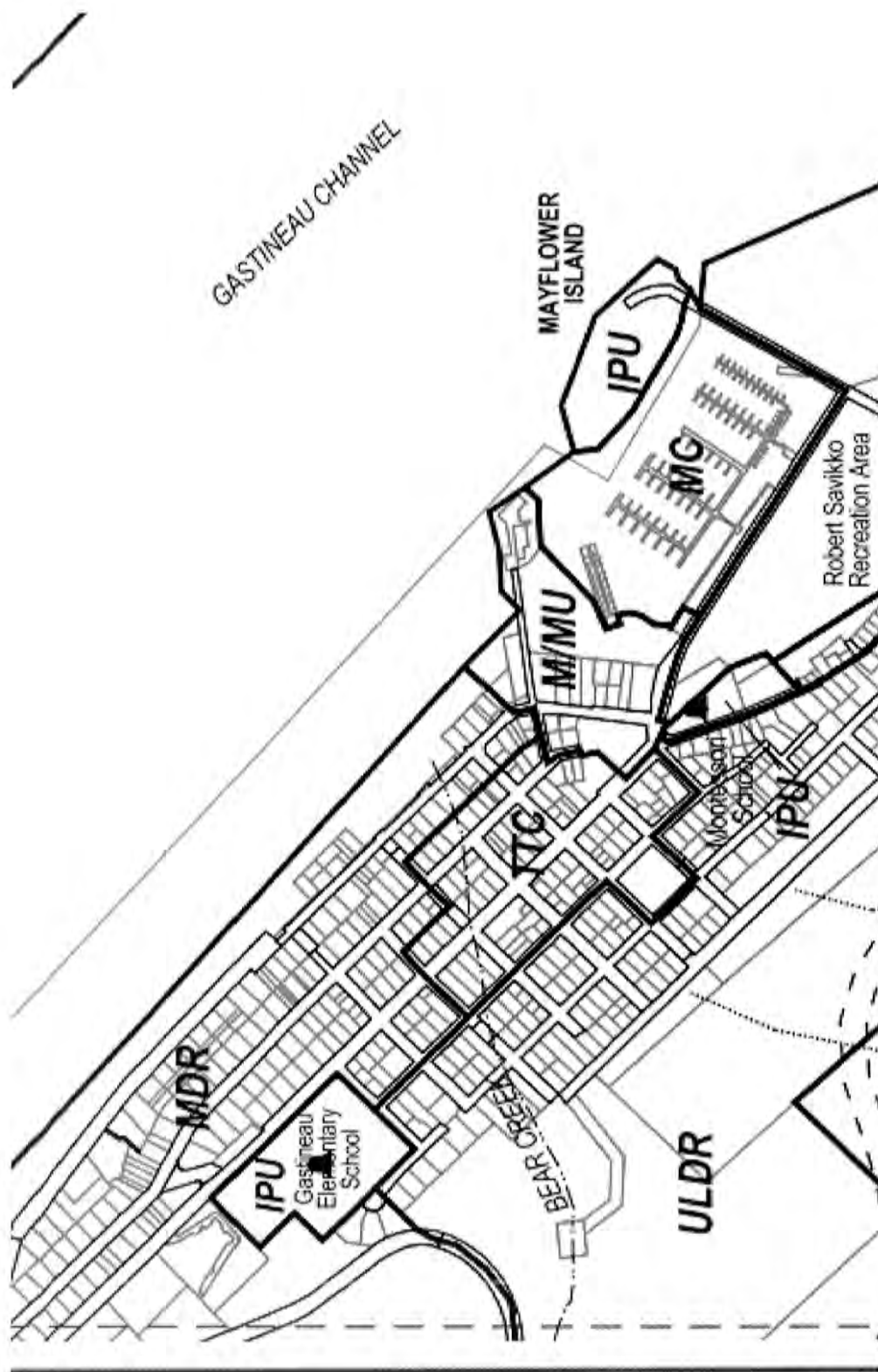
160090 Parcel Category

102 0030 Assessor's Parcel Number

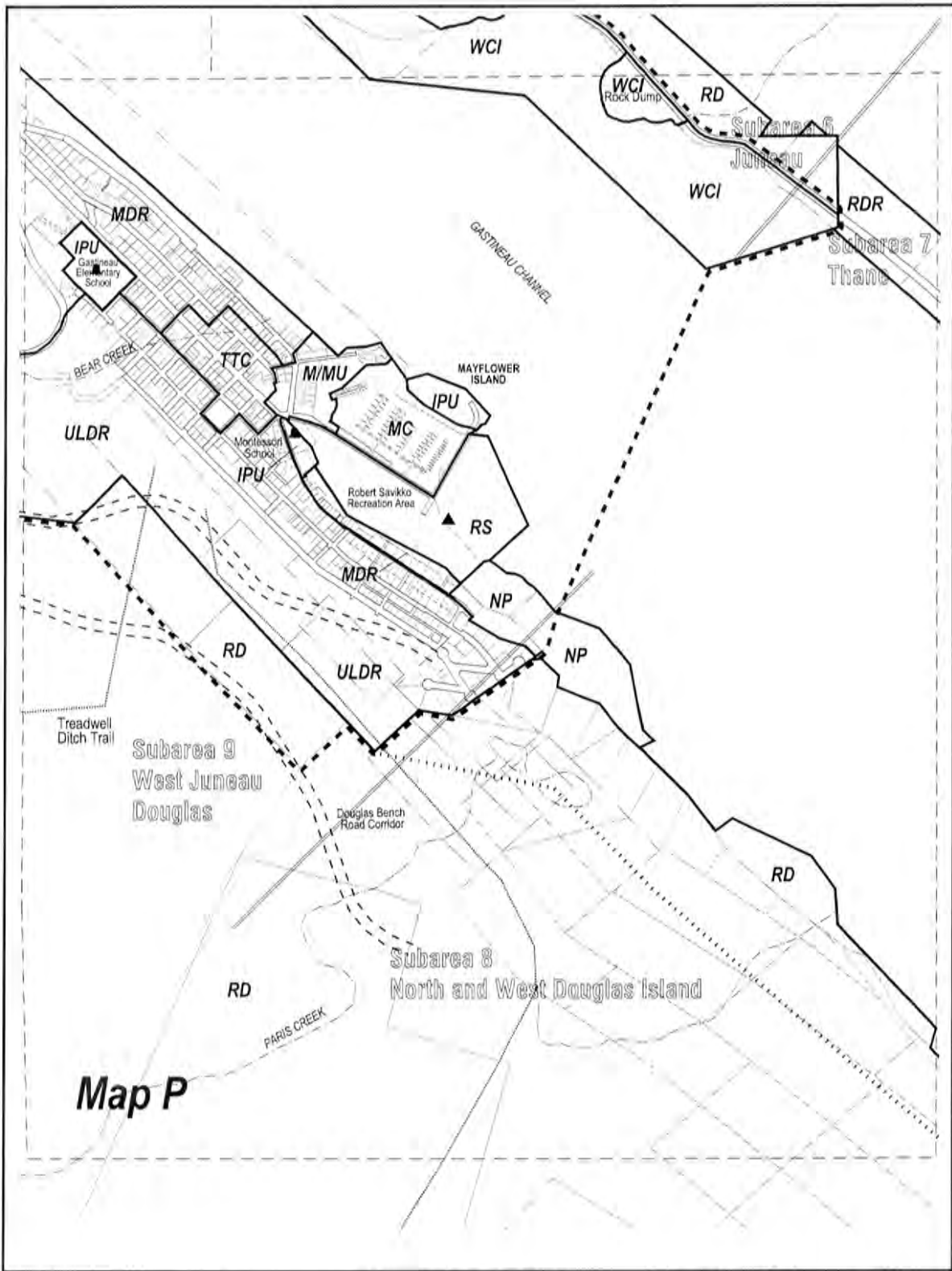
Continued on Page 142



ATTACHMENT D



ATTACHMENT D



Map P

<p>NATURAL RESOURCE</p> <p>REC Recreational Resource RD Resource Development SP State Park NP CBJ Natural Area Park RS CBJ Recreational Service Park CA CBJ Conservation Area SC Stream Protection Corridor</p>	<p>RESIDENTIAL</p> <p>RDR Rural Dispersed Residential RLDR Rural Low Density Residential ULDR Urban Low Density Residential MDR/SF Medium Density Residential- Single Family MDR Medium Density Residential HDR High Density Residential TTC Traditional Town Center M/MU Marine Mixed Use</p>	<p>COMMERCIAL INDUSTRIAL</p> <p>C Commercial MC Marine Commercial WCI Waterfront Commercial Industrial LI Light Industrial HI Heavy Industrial</p>	<p>PUBLIC</p> <p>IPU Institutional and Public Use Existing School Potential School Location</p>	<p>ROADS TRAILS</p> <p>Potential Arterial (alignment not specific) Potential Road (alignment not specific) Trails</p>	<p>OTHER</p> <p> New Growth Areas Mendenhall Wetlands State Game Refuge Subarea Boundary</p>	<p>Urban Service Area</p> <p> Beach Access Streams</p>
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City & Borough of Juneau
COMPREHENSIVE PLAN
City & Borough of Juneau
327 A Street, Juneau, Alaska 99801
Adopted October 20th, 2004
Ordinance No. 2004-30

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

Prepared by: Community Development Department

ATTACHMENT D

Neighborhood Meeting - Douglas Library, Meeting Room
February 26th, 2014 6:00pm-7:30pm

NAME	ADDRESS	PHONE NUMBER
Lenny Knickerbocker	900 1st St. #3 - Douglas	364-2126
Denise Vandenberg	900 1st St. #3 - Douglas	11
Beatrice Caville	900 1st St #8+#15 Douglas	523-0688
Sylvia Harvey	900 1st St #2 Douglas	364-2424
JMK Fursell	1707 1st St Douglas	364-3640
Natalie Saxon	909 1st St Douglas	209-7789
Paula Tamm	510 Tamm Rd Sinean	321-3451
Jacque Farnsworth	900 First St. #5 Douglas	364-2505
John Lepore	900 First St. #1 Douglas	364-3691

Jonathan Lange

From: Ed Mercer <emercer@juneaupolice.com>
Sent: Monday, February 10, 2014 7:39 AM
To: Jonathan Lange
Subject: RE: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Hi Jonathan,

JPD does not have any issues with this.

Thanks, Ed

From: Jonathan Lange [mailto:Jonathan_Lange@ci.juneau.ak.us]
Sent: Friday, February 07, 2014 4:34 PM
To: Charlie Ford; Ron King; Carl Uchytel; Ed Foster; Ed Mercer; Dan Jager
Subject: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Subject: Please review the attached documents related to a rezone application on the corner of Dock St. and 1st St. in downtown Douglas.

File: AME2014 0002
Parcel: 2-D04-0-T46-017-0

The proposal is to rezone lots 1 and 1A of Block 46 on Dock St in downtown Douglas from Waterfront Industrial (WI) to D-18.

Please see the attached application and proposed plan.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

ATTACHMENT E

Jonathan Lange

From: Carl Uchytíl
Sent: Tuesday, February 11, 2014 6:11 PM
To: Jonathan Lange
Cc: Ed Foster
Subject: FW: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Jonathon,

We do have concerns about the rezoning as it may affect how we/others use the lot for snow removal.

Regards,

Carl

-----Original Message-----

From: Bob Clauder
Sent: Tuesday, February 11, 2014 3:56 PM
To: Gary Gillette; Carl Uchytíl; Erich Schaal
Subject: RE: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Ignore my last I found the earlier e-mail with the attachment - I don't see any impact to harbors other than what Gary pointed out on the noise issue - we push snow down to that area of the lot and Streets plows Dock street in the direction of the lot.

Bob

-----Original Message-----

From: Bob Clauder
Sent: Tuesday, February 11, 2014 3:46 PM
To: Gary Gillette; Carl Uchytíl; Erich Schaal
Subject: RE: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

I didn't see the attachment come through so I am not sure of the location of the lots

Bob

-----Original Message-----

From: Gary Gillette
Sent: Tuesday, February 11, 2014 3:00 PM
To: Carl Uchytíl; Erich Schaal; Bob Clauder
Subject: RE: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Once concern is if the zone is changed to residential that it may have implications for noise under the new noise ordinance.

From: Carl Uchytíl
Sent: Friday, February 07, 2014 4:39 PM
To: Erich Schaal; Bob Clauder
Cc: Gary Gillette

Subject: FW: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Bob/Erich -

Any concerns from our (Docks & Harbors) perspective?

Thx.

Carl

From: Jonathan Lange

Sent: Friday, February 07, 2014 4:34 PM

To: Charlie Ford; Ron King; Carl Uchytel; Ed Foster; Ed Mercer; Dan Jager

Subject: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Subject: Please review the attached documents related to a rezone application on the corner of Dock St. and 1st St. in downtown Douglas.

File: AME2014 0002

Parcel: 2-D04-0-T46-017-0

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Please see the attached application and proposed plan.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

Jonathan Lange, Planner I

Community Development Department

City & Borough of Juneau, Alaska

Ph: (907) 586-0218

Fax: (907) 586-3365

Email: jonathan_lange@ci.juneau.ak.us<mailto:jonathan_lange@ci.juneau.ak.us>

Jonathan Lange

From: Ron King
Sent: Tuesday, February 18, 2014 10:26 AM
To: Jonathan Lange
Subject: RE: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

OK for rezone ... building permit will have to address utility and drainage issues.

RON KING, PLS
GENERAL ENGINEERING
CITY AND BOROUGH OF JUNEAU
907-586-0881

From: Jonathan Lange
Sent: Friday, February 07, 2014 4:34 PM
To: Charlie Ford; Ron King; Carl Uchytel; Ed Foster; Ed Mercer; Dan Jager
Subject: AME2014 0002 - An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

Subject: Please review the attached documents related to a rezone application on the corner of Dock St. and 1st St. in downtown Douglas.
File: AME2014 0002
Parcel: 2-D04-0-T46-017-0

The proposal is to rezone lots 1 and 1A of Block 46 on Dock St in downtown Douglas from Waterfront Industrial (WI) to D-18.

Please see the attached application and proposed plan.

I look forward to receiving your comments.
Let me know if you require any additional information for this project or have any questions.

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Greg Chaney
Sent: Wednesday, February 19, 2014 4:27 PM
To: Jonathan Lange
Cc: Jessica Beck; Dan Bleidorn
Subject: AME2014 0002

Hi Jonathan,

Lands and Resources Division does not have an official concern about this proposal.

However, Waterfront Industrially zoned land is a limited resource and conversion of Industrial property to Residential should be done with caution.

Greg Chaney
Lands and Resources Manager

Jonathan Lange

From: Brita Rice <britar@juneau.lib.ak.us>
Sent: Monday, February 17, 2014 2:15 PM
To: Jonathan Lange
Cc: donbullockjr@mac.com
Subject: rezone request for Dock Street parcel

Hello Jonathan,

I am Mrs. Don Bullock. Don is the owner of Dockside Condos #9, so we received the notice of the zone change application.

I will be out of town, and unable to attend the Feb. 26 meeting. He has a demanding work schedule this time of year and may not be able to attend either.

I wanted to give you my response:

I support the property owner in his request for a zone change. Please do what you can to make it happen quickly. It would be wonderful to have it taken care of before the summer building season is upon us, so that an owner could move forward with construction this year.

Respectfully,

Brita Rice
900 First Street Apt 9
Douglas, AK 99824

907-321-9963

ATTACHMENT F

March 11, 2014

Name: Denise Van Der Pol and Larry Knickerbocker

Phone: (907) 364-2126

Email: sesir@gci.net

Mailing Address: 900 1st Street #3 Douglas, AK 99824

Attention: Jonathan Lange

Sent to jonathan_lange@ci.juneau.ak.us

Comments, Concerns, Questions;

The City and Borough of Juneau Comprehensive Plan adopted 10-20-2008 shows the property in question, Lot 1A and Lot 1 on Dock Street, Douglas, AK, to be in a Marine Mixed Use (M/MU) area. We do not believe the proposed rezone on Dock Street from M/MU, also referred to as waterfront industrial, to D-18 is in accordance with the intent of the zoning comprehensive plan. In the 2002 regular election, Juneau area voters approved the issue and sale of bonds totaling \$15,000,000 for improving the borough's harbors, utilities, and parks systems. \$7.1 million was allocated for the harbors, including Douglas. The Douglas Boat Harbor underwent extensive and very costly renovation. The Douglas Boat Harbor was expanded at great cost and litigation ensued in which the city paid a settlement to Boss Construction totaling \$579,500. to settle disputes. With all of this money dedicated to the Douglas Boat Harbor it is clear the intent is to keep it a marine venue. The request for rezoning is not in the best interest of the money that has already been spent in this area for marine purposes. This property is right next to the Douglas marina and would best be utilized for marine purposes to enhance the harbor. A single family dwelling does not do this and does nothing to further the intent of expansion of the Douglas Boat Harbor. The property needs to be kept Marine Mixed Use and utilized for marine purposes such as marine support for the harbor. It would be best utilized as a laundry or facility to serve the marina such as showering facilities, bathrooms, maybe a marine hardware. It is right next to the marina. Tanner's Service Center on Front Street is a long term existing business for marine engine repair and this type of usage is appropriate and what is needed in the area of the harbor. A single family dwelling adds nothing to the harbor and does nothing to support the marina, the fisherman and recreational boaters that use the harbor. We would like to see more marine business brought to Douglas in the boat harbor area. We would like to see a thriving harbor with services. A single family dwelling offers no services to the marina. There was a lot of money spent on that harbor and we do not believe it is in the best interest of the Juneau area voters who voted for improvements to the harbor to allow a house to be built where marine support services should exist. There is a falling down ramshackle mess that sits across Dock Street from the property in question that has been condemned since 11-29-2013. Charlie Ford knows all about this and for some reason is allowing it to remain in the "condemned state" until May 30, 2014. We would like to see that property torn down before it falls down and in its place marine and harbor support

services should be built according to its M/MU zoning. We argue that Lot 1A and Lot 1 are correctly zoned Marine Mixed Use, not D-18. Rezoning serves no purpose except for one individual. That was not the voter's intent. How about serving the marine community and the voter's intent that this property remains M/MU instead of rezoning for one individual? There are already two existing vacant lots on 1st Street that are zoned MDR; Medium Density Residential. These lots are within 100 feet of the M/MU area and are already zoned for residential housing. They are also waterfront lots. The applicant can consider one of these lots that are already appropriately zoned for a single family house.

We completely object to this rezoning and do not see it as being in the best interest of the marine mixed use designation or the intent of the voters. This rezoning request is for the benefit of only one individual. That is not what the voters voted for and not in the best interest of the Douglas Boat Harbor. Marine Services are needed that is why it is zoned for marine use. We want to see a revitalization of the marine harbor in Douglas and support services for the marina.

We do not own a boat.

Name: TIM & JUDY McDONNELL

Phone: 907-723-9657 Email: ~~32~~ TIM-McDONNELL@TEMSCOAIR

Mailing Address: 900 1ST #10 DOUGLAS AK 99824

Comments, Concerns, Questions:

1- IT DOES NOT MEET THE CURRENT ZONING LAWS AND TO CHANGE ZONING BECAUSE YOU WANT A VIEW DOES NOT FIT THE CITY AND BOROUGH OF JUNEAU COMPREHENSIVE PLAN

2- I PURCHASED UNIT #10 IN DOCKSIDE CONDO DEVELOPMENT FOR THAT SPECIFIC REASON TO HAVE A VIEW TO THE EAST AND SOUTH AND THIS NEW DEVELOPMENT WOULD TAKE MY VIEW AWAY.

3- I PAID A PREMIUM FOR UNIT #10 BECAUSE OF THE VIEW AND NOW IT WOULD BE LESS VALUABLE THAN WHEN I PURCHASED IT 7 YEARS AGO.

4-

Please have comments submitted by Noon ~~August 21st~~
March 11th
Email comments to: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Beatrice Caujolle <bslc22@gmail.com>
Sent: Tuesday, March 11, 2014 8:17 AM
To: Jonathan Lange
Subject: Dock Street Waterfront Industrial zoning
Attachments: Douglas Waterfront Industrial Letter.docx

Dear Jonathan, attached is my letter of concern and objections to this rezoning proposal to D-18. I wish to be informed of any meeting, gatherings etc. regarding this property. Beatrice Caujolle

Name: Beatrice Caujolle

Address: 900 1st Street #8 Dockside Condos, Douglas, AK
and also own Unit #15, 3rd floor premier corner

Phone: 907.523.0688

Comments and concerns:

I completely object to the rezoning of M/MU Marine Mixed Use Lot 1A and Lot 1 on Dock Street to D-18. The comprehensive plan adopted since 2008 was to improve Douglas Boat Harbor and surrounding areas. Voters have voted and bond sales have been spent to improve the area. A small marine related business or a supportive business such as paying showers, a laundry mat, ice and soda machines or even more parking-- fit the zoning M/MU envisioned since 2008. A boat repair shop is already around the corner from this lot. Across the street from Lot 1A and 1 is designated waterfront industrial (M/MU.) There is a building there as waterfront industrial. This building however, was condemned 11/29/13. It is now dangerous to any pedestrian or motorist during Taku winds. Debris and unprotected electrical wiring need attention by either the owner or CBJ today. Voters have voted and money has been spent toward Juneau's Comprehensive Plan. Please don't even think of deviating from the plan for one single individual. Her plan doesn't work. This lot should not change for one individual.

My second concern is my ownership of Unit #15, the premier 3rd floor corner with unobstructed views of Douglas Harbor, Mayflower Island, Savikko Park, Sandy Beach. I have paid a great deal more because of my unobstructed views. I replaced the windows to triple pane with the expectation of continued unobstructive views. Building anything on Lot 1A and 1 will restrict my "highly paid for" views. Dockside condominiums have been in existence since 1983. It will take some time to re-coop my expenditure of this unit. The views are forever changed and will be restricted. Is there compensation? No.

I cannot stop progress and believe in it. I will lose my Southern views and Lot 1A and Lot 1 must remain waterfront industrial, M/MU as I voted for, paid for-- which benefits others/many – rather than benefit one individual.

We voted to grow Douglas Harbor, enhance surrounding areas and improve or offer new business in downtown Douglas.

My third area of concern regards the actual designs and plans. I just want to be informed in all changes regarding this lot. I want to see the plans before I need to make any decision. I cannot say “yes” to anything without information. Ideas are not plans.

Beatrice Caujolle

Owner #8 and #15 Dockside Condominiums, 900 1st St., Douglas, AK



ATTACHMENT G



ATTACHMENT G



ATTACHMENT G



ATTACHMENT G



ATTACHMENT G



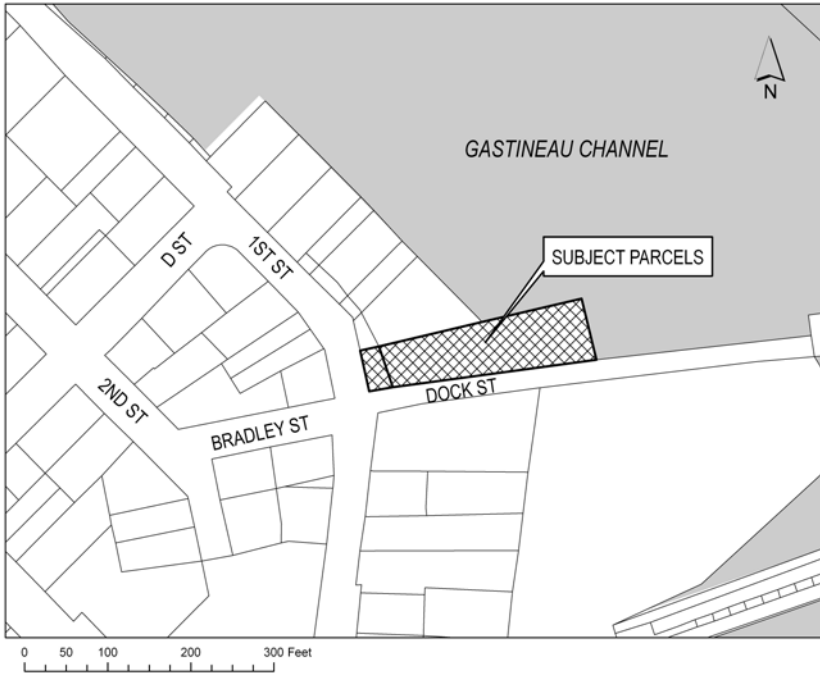
ATTACHMENT G

ATTACHMENT G



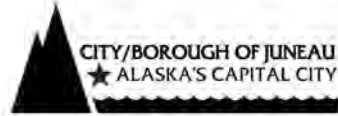


NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: An Application to Rezone Lots 1 and 1A of Block 46 on Dock Street in downtown Douglas from Waterfront Industrial to D-18.

File No:	AME2014 0002	Applicant:	Jacqueline Farnsworth
To:	Adjacent Property Owners	Property PCN:	2-D04-0-T46-017-0
Hearing Date:	March 25, 2014	Owner:	Huntington Family Ltd Partnership
Hearing Time:	7:00 PM	Size:	0.40 Acres
Place:	Assembly Chambers	Zoned:	Waterfront Industrial
	Municipal Building	Site Address:	Dock Street
	155 South Seward Street	Accessed Via:	Dock Street & Front Street
	Juneau, Alaska 99801		

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 14 days prior to 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 Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.



notice was printed: March 12, 2014

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

ATTACHMENT H

Date