

MEMORANDUM

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

DATE: December 1, 2014

TO: Planning Commission

FROM: Chrissy McNally, Planner *Chrissy McNally*
Community Development Department

FILE NO.: PDP2014 0001

PROPOSAL: Preliminary plan approval for a 12 unit Planned Unit Development in the D-3 zoning district

GENERAL INFORMATION

Applicant: Corvus Design

Property Owner: Douglas Island Development, LLC

Property Address: 5405 N. Douglas Highway

Legal Description: USS 2960 LT 7B

Parcel Code Number: 6-D07-0-101-017-2

Site Size: 3.19 Acres

Comprehensive Plan Future Land Use Designation: Rural Dispersed Residential (RDR)

Zoning: D-3

Utilities: Public water and sewer

Access: N. Douglas Highway

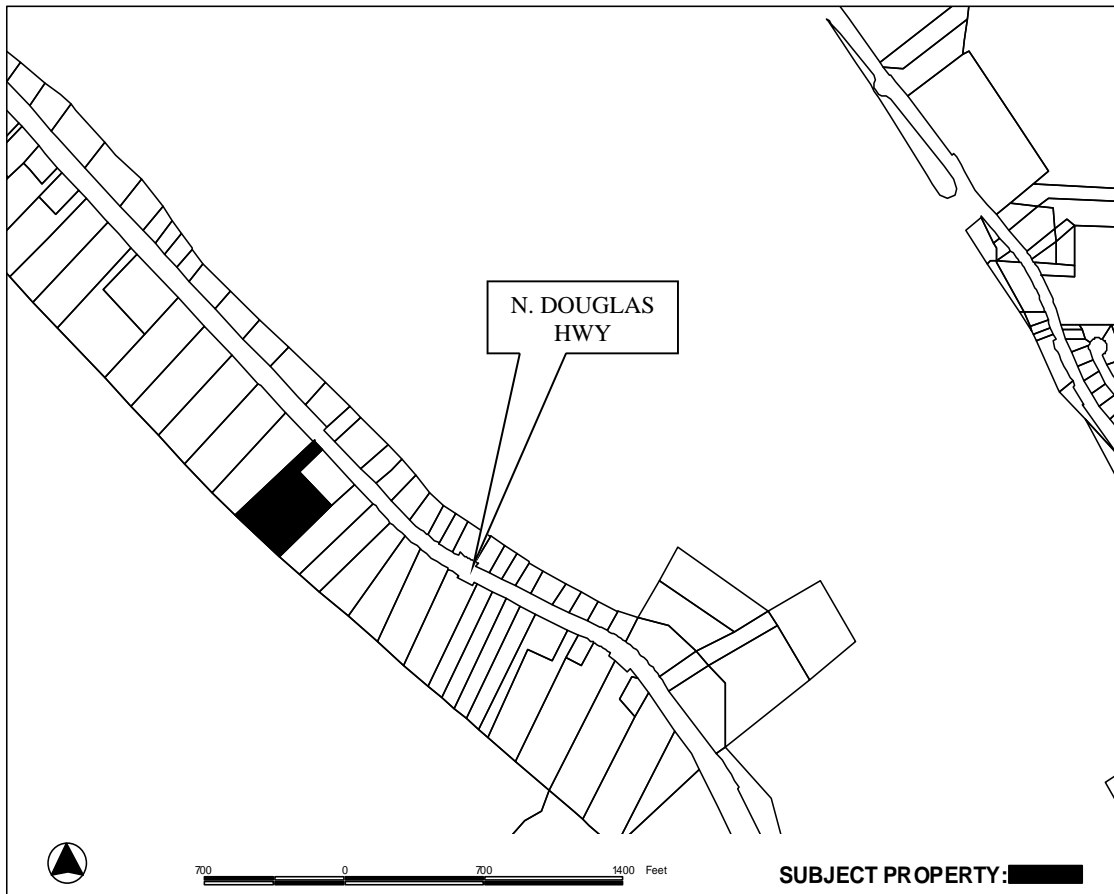
Existing Land Use: Vacant

Surrounding Land Use:

North	-	D-1/D-3/Single Family/Duplex
South	-	D-3/Single Family/Duplex
East	-	D-3/Single Family/Duplex
West	-	D-1/Single Family/Duplex



Vicinity Map



Attachments

- Attachment A: Conditional Use Permit application
- Attachment B: Site Civil Plan
- Attachment C: Site Landscape Plan
- Attachment D: Proposed plat
- Attachment E: As-built
- Attachment F: House design
- Attachment G: Topographical aerial
- Attachment H: Public notice

Planned Unit Development Process

A planned unit development is reviewed according to a two-step process: preliminary plan approval and final plan approval. At this stage, the Planning Commission (PC) is being asked to approve the preliminary plan. The Commission shall approve a planned unit development preliminary plan if it meets the requirements of section 49.15.330 (Conditional Use criteria) and:

- (1) *The design effectively provides for clustered buildings, mixed uses, or mixed housing types;*
- (2) *The development protects natural features and avoids natural hazards by reserving them as undisturbed open space;*
- (3) *The development is consistent with the land use code;*
- (4) *The development incorporates boundary buffers sufficient to separate adjacent property from dissimilar uses;*
- (5) *Utilities proposed for connection to the City and Borough system meet City and Borough standards, and all others are consistent with sound engineering practices, as determined by the City and Borough Engineering Department;*
- (6) *The configuration of the development provides for economy and efficiency in utilities, housing construction, streets, parking and circulation;*
- (7) *If the approval is for a phased development, that each phase is consistent with the preliminary development plan and design of the entire planned unit development; and*
- (8) *Adequately addresses the cumulative impacts of the phased development on the neighborhood and the natural environment.*

Upon completion of all conditions of the preliminary plan, the developer shall submit an application, fee, and final plan for PC approval. The PC shall approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article (design standards, phased development, etc). The final plat would be recorded following the completion of all required improvements or bonding for such.

Project Description

A planned unit development (PUD) is proposed for a 3.19 acre parcel along North Douglas Highway (see Vicinity Map). The PUD would consist of 12 single family dwelling units on common property managed by a homeowners association (HOA). The HOA articles of incorporation are due at the time of final plan approval. The site will be accessed by a common driveway and utilities will tie into CBJ water and sewer in the North Douglas Right-of-Way.

Background

The property owners have been seeking to develop their parcel in North Douglas for several years. In 2011, the property owners subdivided their 3.57 acres to separate their personal dwelling from the site to be developed. In January 2014 the property owners met with Community Development Department staff to discuss the option of a cottage housing development. The property owners determined that a PUD, instead of cottage housing, was the appropriate development course for their property.

The subject lot transitioned from D-1 zoning to D-3 zoning with the approval of AME2013 0016. The subject site was located in a mapped transition zone since 1987. The area remained a transition zone in anticipation of City sewer installation. Sewer installation was completed in the summer of 2013. This transition allows the property owners to adjust their property boundaries to reduce the size of the lot which contains their personal residence and enlarge the site of the proposed PUD to accommodate the proposed 12 units.

Analysis

Project Site – The project site is a vacant 2.75 acre parcel located approximately 2 miles out along North Douglas Highway. The site recently transitioned from D-1 zoning to D-3 and is served by public water and sewer. The minimum site area for a residential PUD in the D-3 zoning district is 3 acres. This application includes a boundary line adjustment which enlarges the site beyond the 3 acres required for a PUD to 3.19 acres (Attachment D).

Allowable density for a PUD is determined by multiplying the maximum number of dwelling units per acre permitted in the zoning district by the number of acres in the PUD. The D-3 zoning district allows for 3.63 units an acre. In order to develop the lot with 12 units, the site area must be a minimum of 3.19 acres.

The property owner of the subject site owns and resides on Lot 7A to the east (Attachment E). Lot 7A contains an approximately 1,300 square foot single family residence. The proposed Lot 7A1 is 16,784 square feet, exceeding the minimum lot size for the D-3 zoning district of 12,000 square feet. The residence will meet all setback requirements with the reduced lot size.

The lot is on the uphill side of North Douglas Highway and has an approximate slope of 15 percent. The property owner has been clearing the site in preparation for development over the past year. There are natural drainage points that have been diverted by the developer to run down the north and south property lines (Attachment B). The applicant has submitted a grading permit application which is under review by CDD and CBJ Engineering.

Project Design – The proposed project includes 12 single family residences on a single lot that will remain in common ownership (Attachment C). The 12 units would be built in three phases, with four units built during each phase beginning at the lowest elevation. The second phase will be constructed at the mid elevation and the final four units at the highest elevation. The phased construction proposed by the applicant meets the standards of CBJ 49.15.650 Phased Development. The preliminary plan identifies the cumulative effects of the entire PUD. Each set of units will be constructed according to the single preliminary and final plans.

Access to the site will be through the existing driveway of Lot 7A. An access easement is identified on the proposed plat (Attachment D). The common driveway will then extend into Lot 7B1 to the northwest before switching back and heading south behind the second row of houses. The final switchback will run in front of the uppermost row of houses in the northwest direction (Attachment B).

Each unit will have a footprint of 840 square feet totaling 10,080 square feet of the project site. The proposed dwelling units are each 2,548 square feet. The units are three stories high, with a garage on the bottom and two living stories above (Attachment F). The units will be 33.5 feet in height meeting the requirements of CBJ49.15.670(d) which allows for units to be 35 feet high. This section also requires buildings to be at least ten feet apart. The distance between each unit meets or exceeds this spacing requirement.

Perimeter Buffer. CBJ 49.15.670(e) requires a minimum 25 foot perimeter buffer “between the exterior boundary of the planned unit development and the nearest structure, road, or parking area within the development...” The common driveway comes to within 10 feet of the north and south exterior boundaries. As a condition of final plan approval, staff recommends the applicant either redesign the driveway to meet the 25 foot perimeter buffer standard or apply for a Variance to the design standard.

Common Open Space. CBJ 49.15.670(f) states that 40 percent of a PUD in the D-3 zoning district must be common open space. Therefore, 55,623 square feet or 1.27 acres must be designated as common open space. The site design shows 67 percent of the project site as common open space (Attachment C). All of the open space in the PUD will be under common ownership and managed by the HOA. Seventy percent of the common open space is required to be contiguous. The site plan shows that all of the common open space is contiguous.

The focal common space is the approximately 5,000 square foot neighborhood park which will include a picnic shelter and barbecue facilities, playground structure, and garden plots for each residence. The playground will be located adjacent to the center row of houses and be accessible from the common driveway and the pedestrian path located along the southern boundary line (Attachment C).

Landscaping and Vegetative Cover. The D-3 zoning district has a minimum vegetative cover requirement of 20 percent. The proposed site plan shows that 23 percent of the site will remain undisturbed, meeting the vegetative cover requirement. In addition, over 100,000 square feet will be formally landscaped with grasses, trees, and shrubs.

Maximum lot coverage for the D-3 zoning district is 35 percent. The proposed site plan indicates that the 12 housing units and the picnic shelter will occupy 10,224 square feet or 7 percent of the total site.

Access and Vehicular Circulation. The common driveway will connect to the current access for Lot 7A (Attachment B). The driveway is designed with a slope of 12 percent. The IFC maximum grade percentage is 10 percent. When solicited for comments, CBJ Fire Marshal Dan Jager stated that the applicant must justify why that minimum cannot be met. A steeper grade must be approved by the Fire Marshal.

The proposal identifies an 18 foot wide driveway. However, the International Fire Code (IFC) requires the access road be a minimum of 20 feet wide. The project engineer has amended the design to provide for a 20 foot wide driveway. A Fire Apparatus Turnaround is located at the entry point to the second row of houses. This turnaround has been approved by CBJ Fire.

Each unit will have a driveway and garage allowing for pull-in or back-in parking. The 20 foot wide road will provide sufficient space for two way vehicular circulation. The HOA bylaws will include driveway maintenance responsibilities.

The Alaska Department of Transportation and Public Facilities (DOT&PF) commented that the final driveway apron needs to meet design standards for slope, geometric dimensions, sight and stopping distances, and drainage.

Pedestrian Circulation. A gravel pedestrian path will be located along the southern boundary line. Pedestrian access will extend from North Douglas Highway along the property and provide access to each tier of housing and the park. This access must be denoted on the proposed plat with an easement across Lot 7A1.

Parking. According to CBJ 49.40.210 each unit is required to have two parking spaces. Each unit will have driveway parking in addition to the garage space, exceeding the required parking.

Traffic – CBJ 49.40.300 requires a Traffic Impact Analysis if a development is projected to generate 500 or more average daily trips. According to the Institute of Engineers Trip Generation statistics a single family residence generates an average of 9.57 trips per weekday, 10.10 per Saturday and 8.78 per Sunday. Based on these statistics, the twelve proposed units would generate an average of 115 trips per weekday, 121 per Saturday and 105 per Sunday. When solicited for comments, DOT&PF stated there were no concerns with this increase in

traffic accessing the North Douglas Highway and level of service (LOS) at the roundabout.

In 2009 CBJ commissioned a Traffic Impact Analysis (TIA) to evaluate future rezoning and development along North Douglas Highway. The study found that the most congested point and time is the PM peak hour at the 10th and Egan intersection, operating at LOS E. The study concludes that traffic generated by future development along North Douglas Highway will negatively impact the LOS at the Douglas roundabout and at the intersection of Egan Drive and 10th Street. The TIA states that the intersection at 10th and Egan can accommodate 517 additional vehicles before reaching LOS F. In 2009, the Douglas roundabout was at LOS B. The limiting time at the Douglas roundabout is the AM peak hour, and the TIA concluded 334 additional vehicles could be accommodated before LOS F is reached. Each development proposal affecting the Douglas roundabout must take into account the cumulative effect before LOS F is reached.

The TIA recommends that access points for new developments should be aggregated to the extent possible, and access roads should be spaced at least one quarter mile from adjacent access roads. This proposal will have a single access for both the PUD and the single family residence on Lot 7A1.

Noise – There are single family homes to the north and south of the subject site. The neighbors to the north and south will be affected by the increase in density on the subject lot. However, aside from the construction of the development, the proposed development is not expected to create noise impacts to the neighborhood beyond those expected in D-3 zoning district. The perimeter buffer will help to mitigate against traffic noise and noise from users of the outdoor park.

Drainage –DOT&PF is requiring an engineered stamped pre and post run-off model to ensure adequacy of highway cross culvert to pass increased storm water flow resulting from site development. In their comments on the project, DOT&PF also stated that construction Best Management Practice measures are required to prevent runoff and drainage siltation of highway cross culverts during site development.

CBJ Engineering has reviewed the grading permit application associated with this permit and the preliminary plan and had the same requirements. Both of these issues are being addressed with the applicant and will be in place prior to the issuance of a grading permit. CBJ Engineering is also addressing erosion control measures for the site.

Public Health or Safety – In order to protect and promote public health and safety on and around the site area erosion control measures, drainage Best Management Practices and International Fire Code requirements must be met.

The applicant has addressed the road width requirement and fire apparatus turnaround requirement. According to Dan Jager, Fire Marshal, the development requires a minimum of three fire hydrants spaced no greater than 450 feet apart. The hydrants are required to have a minimum flow of 2,500 gallons per minute (GPM). He stated that this site may not be able to achieve this flow due to the elevation difference between the units. To achieve the required flow, the developer may have to install a pump house to increase the pressure necessary at the highest elevation of the development. If the fire code cannot be met with these requirements, the applicant has the option of installing a sprinkler system in each unit.

The applicant must indicate which course for fire suppression they will pursue prior to final plan approval. The final plan for the PUD will identify the location of the hydrants or state in the narrative that sprinkler systems will be installed in the units.

Habitat – No habitat regulated by the Land Use Code will be affected by the applicant's proposal. Further, there are no wetlands, anadromous fish streams or eagle nests on the subject property.

Property Value or Neighborhood Harmony – The development will impact the harmony of the existing neighborhood through the increase in density. Increased light from the residences and traffic will directly impact the properties directly to the northwest and southeast. The properties to the north on the channel side of North Douglas Highway have enough vegetation to sufficiently screen the development. These properties will also be directly affected by the increase in traffic. However, the single access point to the proposed development should help mitigate ingress and egress conflicts along North Douglas Highway. There is no development to the south.

The CBJ Assessor's office declined to comment on the proposed development's effect on property values.

Conformity With Adopted Plans – The area is designated Rural Dispersed Residential (RDR) by the 2013 Comprehensive Plan. The RDR land designation is defined as;

... 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.

The *Plan* intends RDR designations to be very low density development with one dwelling unit per acre and not provided with municipal water or sewer. However, this area is already served by municipal water and sewer and was designated for transition to D-3 zoning since 1987. The *Plan* designation does not conform to the underlying zoning and infrastructure that exists.

Housing development in Juneau is constrained by the availability of developable land appropriately zoned for new development. The current need for housing in Juneau necessitates the facilitation of residential development where appropriate. The 2013 Comprehensive Plan, Chapter 4 addresses Housing. This chapter strongly states that Juneau is suffering a housing crisis with one reason being the lack of affordable housing.

Policy 4.1 To facilitate the provision and maintenance of safe, sanitary and affordable housing for its residents.

Policy 4.2 To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.

Implementing Action 4.2 –IA2 Review planned unit development (PUD) provision in the Land Use Code to ensure maximum opportunity for flexible siting, design, and construction of residential development...Clustering of new structures and provision of mixed densities within each new subdivision should be encouraged.

Policy 4.6 To facilitate and assist in the development of affordable housing.

The developer proposes to construct the units to a five star energy rating. Each unit will be installed with geothermal heating. Chapter 6 of the 2013 Comprehensive Plan speaks to Energy.

Policy 6.12 It is the policy of the CBJ to encourage cost effective energy efficient buildings and remodeling practices.

612.IA1 Encourage the installation of energy efficient heating systems in new construction.

As previously stated, the Comprehensive Plan land use designation for this site is inconsistent with the zoning and utility access of the site. Therefore, the allowable PUD densities afforded by Title 49 should be followed coupled with guidance from the Comprehensive Plan overall land use guidelines to most appropriately develop this site. This site is less than 3 miles from Downtown Juneau and has morning and evening bus service. Chapter 10 of the 2013 Comprehensive Plan speaks to Land Use.

Policy 10.3 It is the policy of the CBJ to facilitate residential development of various types and densities that are appropriately located in relation to site conditions, surrounding lands uses, and capacity of public facilities and transportation systems.

10.4DG1 New developments in the USAB, particularly in-fill development on vacant land within established neighborhoods, should be designed in such a way as to promote

compatibility in scale and massing as the adjacent or nearby built environment and should ensure privacy, light and air to adjacent homes. Density alone should not be considered as a criterion for determining neighborhood harmony within the USAB provided that (1) light air and privacy is assured to adjacent residential occupants (2) parking for the subject project is screened or hidden from view from public streets and from adjacent residential neighbors and (3) project-serving roads and intersections are improved to a Level of Service D or better. When these criteria are met, higher density development is encouraged.

Approving the preliminary plan for a 12 unit PUD in the D-3 district, with appropriate conditions, is consistent with the 2013 CBJ Comprehensive Plan.

Findings

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. *Is the application for the requested conditional use permit complete?*

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submitted by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.15.640.

3. *Will the proposed development comply with the other requirements of this chapter?*

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the November 30, 2014 and December 8, 2014 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. *Will the proposed development materially endanger the public health or safety?*

No. Based on the above analysis and review of the preliminary plan and consultation with relevant CBJ and State agencies, the proposed development will not materially endanger the public health or safety.

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

No. There is no evidence to suggest that the development will substantially decrease the value of property in the neighboring area. However, the increase in density will affect the two neighboring properties. Appropriate buffering and screening will mitigate any disturbances experienced by the neighbors.

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

Yes. Based on the preceding staff analysis, the proposed development is in general conformity with the 2013 Comprehensive Plan.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

N/A.

Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the preliminary plan for the North Douglas Planned Unit Development. The approval would allow for the development of the final plan for the North Douglas Planned Unit Development in accordance with CBJ 49.15.640. The approval of the final plan is subject to the following conditions:

1. Prior to final plat approval a plat note will state, "Lot 7B1 is permitted to be developed with twelve single family dwelling units. No additional dwelling units are allowed on the lot beyond what is indicated."
2. Prior to final plat approval a plat note stating "there shall be no disturbance or development within 25 feet of the exterior boundary of the North Douglas PUD."
3. Prior to final plat approval a pedestrian access easement will be noted along the southeast boundary of Lot &A1.
4. Prior to the issuance of a grading permit the developer must submit a Temporary Erosion Control plan.
5. Re-vegetation of disturbed slopes shall be completed within three growing seasons.
6. Prior to the issuance of a grading permit the developer must identify location of at least three fire hydrants and whether the minimum flow of 2,500 GPM can be met. Alternatively, if the developer chooses to install a sprinkler system in each unit, which will be reviewed during the building permit review.
7. With the exception of parks and public trails, all development within this PUD must be setback from the exterior boundary of this development at least 25 feet.
8. Unless granted a Variance, the proposed driveway must be redesigned to avoid the 25 foot no development buffer.
9. The articles of incorporation and bylaws of the homeowners' association, required under AS 34.08 or CBJ 49.15 Article VI, shall be prepared by a lawyer licensed to practice in the state.
10. The association documents shall specify how common facilities shall be operated and maintained. The documents shall require homeowners to pay periodic assessments for the operation, snow removal, maintenance and repair of common facilities. The documents shall require that the governing body of the association adequately maintain common facilities.
11. The homeowners' association shall annually retain a licensed engineer to inspect the private utility system and provide a report on its condition to the Engineering Department.
12. The project shall incorporate the BMPs from the Manual of Stormwater Best Management Practices, produced by the CBJ in partnership with the USF&WS, 2008.

TO BE COMPLETED BY THE APPLICANT

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Attachment A

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>10/24/14</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description A phased 12 unit residential Planned Unit Development on a 3.4 acre parcel zoned D-3 on North Douglas. <u>Minor Subdivision - boundary adjustment</u>		
	PROPERTY LOCATION		
	Street Address 5405 North Douglas Highway	City/Zip Juneau, AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 2960, Lot 7A		
	Assessor's Parcel Number(s) 6-D07-0-101-017-2		
	LANDOWNER/ LESSEE		
	Property Owner's Name Douglas Island Development, LLC	Contact Person: Joanne Schmidt	Work Phone: 907-723-6803
	Mailing Address 5405 North Douglas Highway, Juneau, AK 99801	Home Phone:	Fax Number:
	E-mail Address joanne.schmidt@gci.net	Other Contact Phone Number(s): Austyn Schmidt 907-723-3315	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****	
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			<u>10/24/2014</u> 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.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Corvus Design		Contact Person: Christopher Merti	Work Phone: 907-988-9000
Mailing Address 119 Seward Street, Suite 15, Juneau, AK 99801		Home Phone:	Fax Number:
E-mail Address cmerti@corvus-design.com		Other Contact Phone Number(s):	
X			<u>10/24/2014</u> Date of Application

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
	<input checked="" type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		<u>10/24/14</u>	<u>PDA 14 0001</u>
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials <u>CM</u>

North Douglas Planned Unit Development

Project Narrative

Background: Douglas Island Development, LLC is proposing the development of a residential Planned Unit Development (PUD) to be located at 5405 North Douglas Highway, Juneau, AK 99801. The legal description of the parcel is USS 2960, Lot 7B1 and the Assessor's Parcel Number is 6-D07-0-101-017-2. The site is zoned D-3 and a PUD within this zoning is allowed under 49.15.610(a) however requires a Conditional Use Permit. The PUD is to be a twelve (12) unit residential development with common facilities located on an undeveloped 3.19 acre site. The proposed development will be phased construction with four (4) units developed in each of the three phases and the requirements for phased development under 49.15.650 will be met to understand the cumulative effects of the development. The PUD is proposed to meet the requirements of CBJ Ordinance 49.15.670. A pre-application conference was held on January 23, 2014 and subsequent meeting on October 3, 2014 with Chrissy McNally.

DESIGN STANDARDS

Zoning: The property is an undeveloped lot zoned D-3. A PUD is allowed under 49.15.610(a) however requires a Conditional Use Permit.

Minimum Site: Lot 7B1 is 139,059 square feet (3.19 acres). Lot 7B1 (and 7A1) was platted by JW Bean in November 2014 and a major subdivision application submitted for boundary adjustment for the lots previously identified Lots 7A and 7B. The plat adjustment was submitted to meet the minimum lot size requirements for a PUD on Lot 7B1 (previously Lot 7B) as indicated in 49.15.670(b) which is a minimum of 3.19 acres (138,956 sqft) in order to allow for 12 residential units.

Lot: 3.19 acres (138,956 sqft) is the minimum size allowable to support 12 residential units. Lot 7B1 exceeds this area. The follow summarizes CBJ Dimensional Standards (49.25.400) for the applicable D-3 zoning regulations:

Setbacks	Required	Proposed
Min. Front	25'	175'
Min. Rear	25'	35'
Min. Side	10'	25'
Max. Lot Coverage	35%	7%

Building Height and Spacing:

	Allowable	Proposed
Max. Structure Height	35'	33.5'
Min. Dwelling Spacing	10'	15'

Perimeter Buffer:

	Required	Proposed
Min. Perimeter Buffer	25'	10-25'

There are no buildings within the perimeter buffer (min. 25') however due to the steepness in terrain and the need to engineer a safe road with acceptable slopes, roads are within 10 feet of the property line in two locations. All fill and disturbance in these two areas of concern as limited to within the property lines.

Common Open Space:

	Required	Proposed
Min. Common Open Space	40%	40% (low slope: usable); 67% (total open space)
Min. Contiguous Open Space	70%	100%

Density:

	Allowable	Proposed
Units/per acre	4	4

Twelve, 3 story single family units of 2,548 square feet each. Three phased construction with four units per phase.

Access, Pedestrian and Vehicular Circulation and Parking:

	Required	Proposed
Parking Per Dwelling	2	2+

The driveway/road will be an 18' wide two lane gravel roadway. Based on direction from CBJ on January 23, 2014, a traffic impact analysis is not required for 12 units or less. All vehicular circulation and parking requirements in 49.40 will be met.

Primary pedestrian access from the public right of way (Douglas Highway) to the dwellings and common open space will be via roadway due to steep terrain. A steep gravel pedestrian path provides an alternative route from Douglas Highway to the housing and common open space along the southeast property line parallel the drainage.

Services: Water and sewer will be tied into the CBJ public system found on the west side of North Douglas Highway that runs adjacent to the property. The utility services will be gravity fed 8" PVC for sewer and 6" HDPE for the water and shall be developed to meet CBJ code standards. The project includes four sanitary manholes.

Emergency services include a new fire hydrant adjacent to the phase two housing development. The road/driveway is designed for emergency access. The second phase of development provides a dedicated turnaround for emergency vehicles (See Sheet 1: Site Civil). There is an existing fire hydrant found adjacent to North Douglas Highway on the northeast corner of the property.

Stormwater: All stormwater is conveyed to the existing stormwater ditch system on the west side of North Douglas Highway. **The North Douglas Highway stormwater system is currently receiving all stormwater associated with this site in its current condition and has not had any negative/limiting impacts to the existing stormwater system.** Stormwater from the south portion of the site is transported via open ditch to the existing ditch that flows from the site to Lot 8 and then back onto the site. Where the existing ditch re-enters the property the ditch will be realigned to follow the property line before entering the existing North Douglas Highway stormwater ditch. Stormwater from the north

portion of the site also flows via open ditch. Where needed to pass under the driveway/road, the ditch enters 24" culverts (either CPP or CMP). These culverts direct stormwater to the existing ditch found on the northeast portion of the property before entering the existing North Douglas Highway ditch. The two existing 24" CMP culverts that cross under North Douglas Highway will continue to serve the property as they currently do and no additional stormwater has been created as a result of this project.

Architecture: The foot print of the building is small to maximize the amount of units on the lot. Livable square footage amounts to 1,683 with a total square footage of 2,548. The buildings are intended to create a sense of privacy for the occupants while still in close proximity to the neighboring buildings which is mainly achieved by placing high, yet wide windows on those sides of the building. In contrast, the openings on the water view side of the building have been maximized to provide light and a view. The exterior will consist of two different finishes which will be metal or lap siding. The finishes will be used to create a break in the massing and add interest to the building. The shed roofs will be metal panels. There will be a variety of colors to choose from for both the siding and roofing.

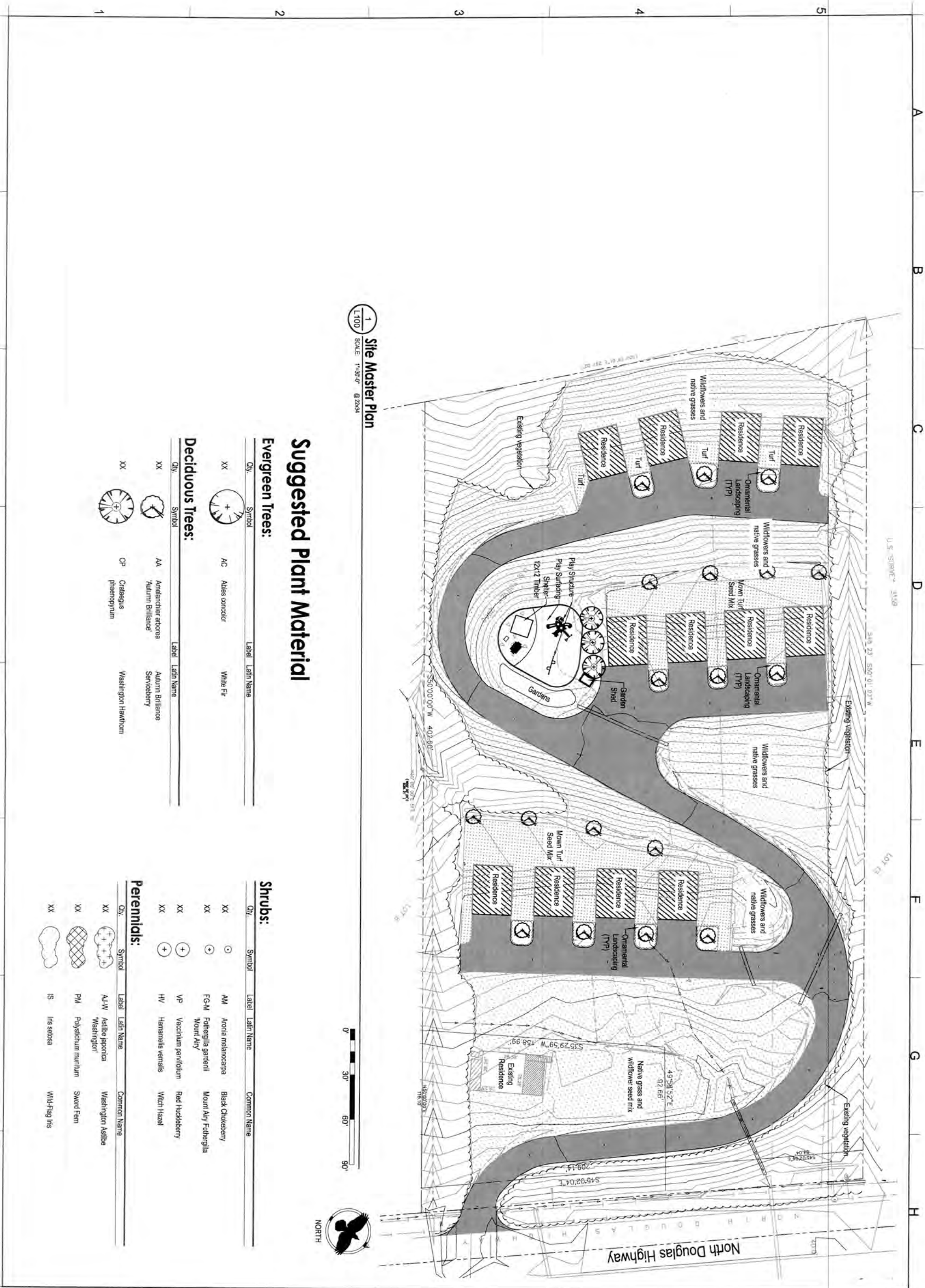
Common Facilities: A small neighborhood park/playground (approximately 5,000 sqft) provides the common facilities and includes the following:

- Picnic shelter (approx. 12'x12' timber structure)
- Playground structure (swings, slide, climber and mulch rubber safety surfacing)
- Community garden plots and garden shed
- Site furnishings (benches, picnic table and BBQ facilities)
- Hardscape courtyard for general use with landscaping

Level turfed areas at the back of the housing equals approximately 21,000 sqft or 13% of the total site.

Landscaping: Approximately 37,000 sqft of the site (23%) will be undisturbed where the existing native vegetation will remain. Approximately 102,125 sft of the site will be in vegetation (native trees/shrubs, lawns, landscaping) and represents 67% of the total site. Areas of ornamental landscaping will be located at the front of the units and adjacent to the neighborhood park/playground. Ornamental landscaping will include medium sized trees, shrubs and perennials. Lawns will be seeded with a turf seed mix. These areas will receive planting soil to ensure plant viability. All sloped disturbed areas will be seeded with a native grass and wildflower mix designed for the site to control erosion and reestablish vegetation.





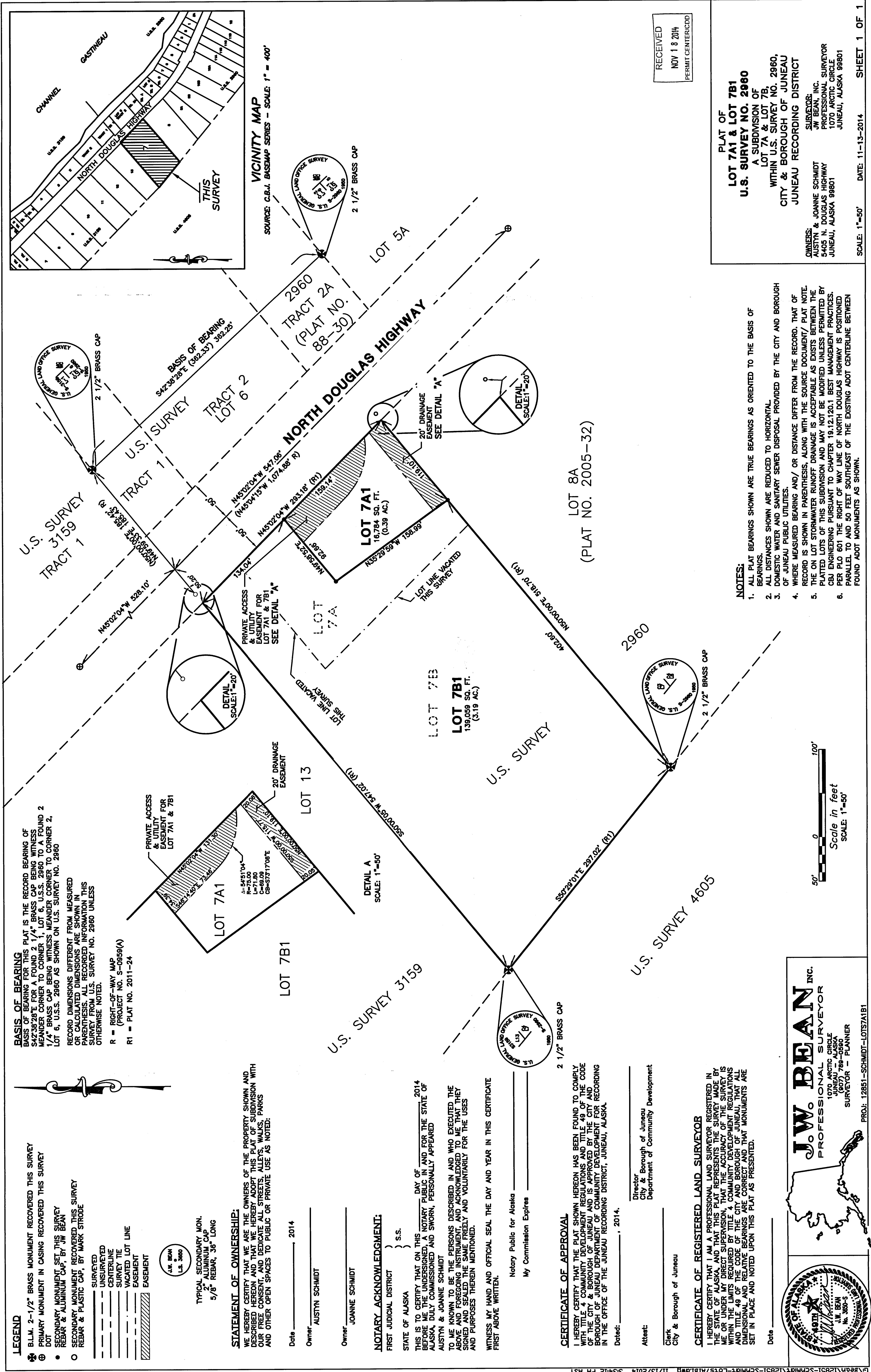
Corvus Design
Landscape Architecture
www.corvus-design.com
Anchorage - 907.222.2859
2506-B Fairbanks St. 99503
Juneau - 907.988.9000
119 Seward St. 99901

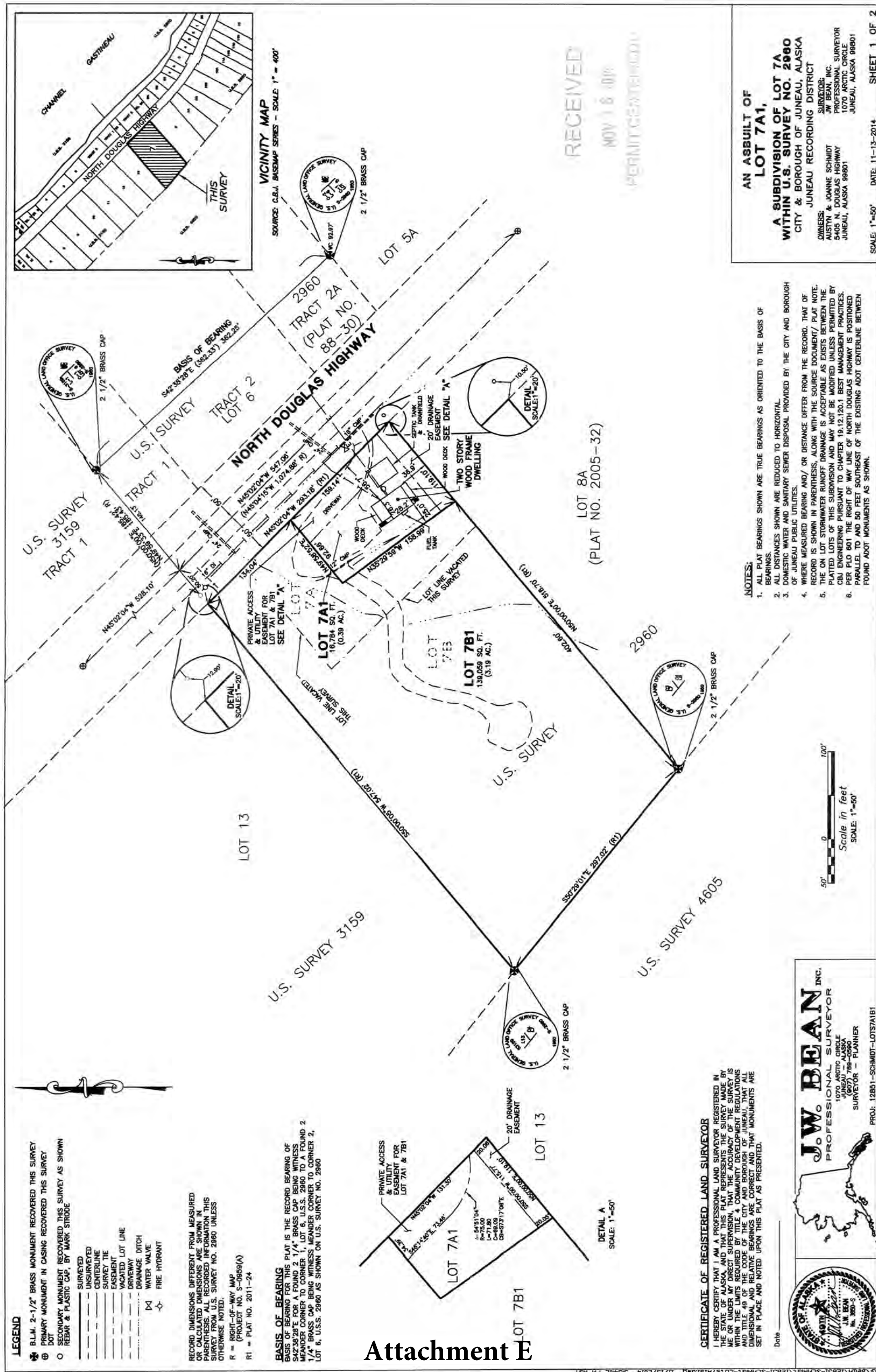
Douglas Island Development, LLC
North Douglas PUD
Master Planning
Juneau, Alaska

DATE: Nov. 18, 2014
JOB NUMBER: SCI-14-01
DRAWN BY: SB, NF
CHECKED BY: CM

Planting Plan
SHEET #:
L100

SEAL:







Attachment G

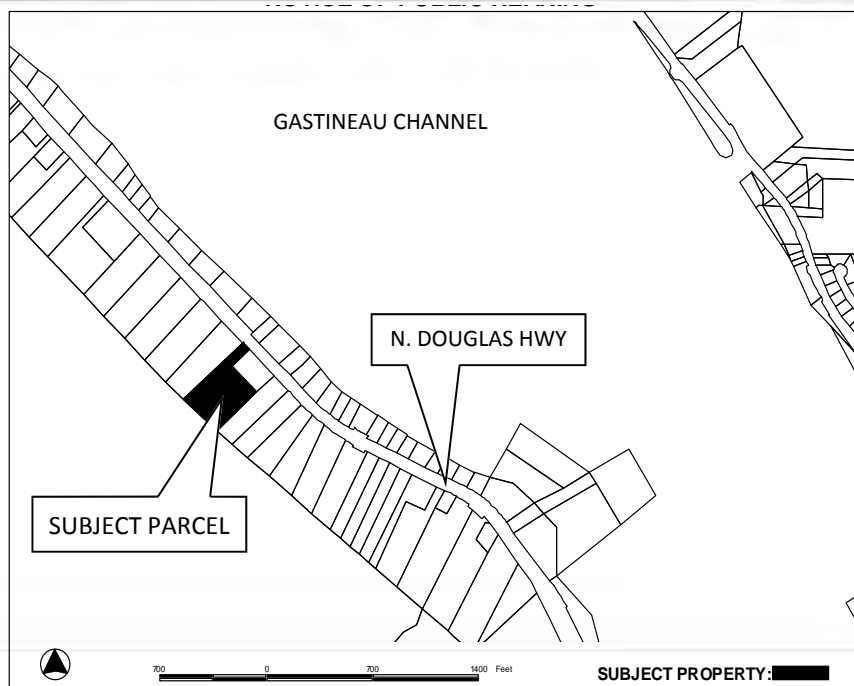
0 50 100 200 Feet

Contours are at 5 ft intervals
Imagery date: June 2013





NOTICE OF PUBLIC HEARING



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

SHIP TO:



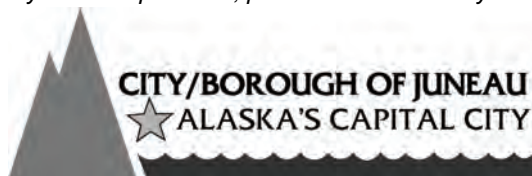
PROPOSAL: Preliminary plan review for a 12 unit Planned Unit Development.

File No:	PDP2014 0001	Applicant:	Corvus Design
To:	Adjacent Property Owners	Property PCN:	6-D07-0-101-017-2
Hearing Date:	December 9, 2014	Owner:	Douglas Island Development, Inc.
Hearing Time:	7:00 PM	Size:	3.19 Acres
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	D-1(T)D-3
		Site Address:	5405 North Douglas Highway
		Accessed Via:	North Douglas Highway

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 week 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 Chrissy McNally at christine.mcnally@juneau.org



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

Attachment H Date notice was printed: November 13, 2014