



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: December 11, 2014
File No.: PDP2014 0001

Corvus Design
119 Seward Street Suite 15
Juneau, Alaska 99801

Application For: Preliminary plan approval for a 12 unit Planned Unit Development in the D-3 zoning district.
Legal Description: USS 2960 LT 7B
Property Address: 5405 N. Douglas Highway
Parcel Code No.: 6-D07-0-101-017-2
Hearing Date: December 9, 2014

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 1, 2014 and approved the Planned Unit Development for 12 units to be conducted as described in the project description and project drawings submitted with the application and with 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 7A1.
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 project shall incorporate the BMPs from the Manual of Stormwater Best Management Practices, produced by the CBJ in partnership with the USF&WS, 2008.

Attachments: December 1, 2014 memorandum from Chrissy McNally, Community Development, to the CBJ Planning Commission regarding PDP2014 0001.

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

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

Effective Date: The permit is effective upon approval by the Commission, December 9, 2014

Expiration Date: The permit will expire 18 months after the effective date, or June 9, 2016 if no Final Plan has been submitted in accordance with the preliminary plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Chrissy McNally
Chrissy McNally, Planner
Community Development Department

Michael Satre
Michael Satre, Chair
Planning Commission

Jamie J. An
Filed With City Clerk

12/11/14
Date

cc: Plan Review

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