

Upland Zoning for Auke Bay – Draft Regulations

Auke Bay Ad Hoc Committee
August 14, 2018



Recap June 28th Meeting

The following decisions were made:

- Implement the ABAP by creating a new zoning district and an overlay district.
- The new zoning district will only apply to the uplands portion of the AB Center.
- Overlay District standards will apply to the entire Center.

Recap June 7th Meeting



The sub-committee would like to see the following regulations in a **draft zoning district**:

- Permissible uses
- Density Standards
- Dimensional Standards
- Vegetative Cover
- Parking Standards

Recap June 28th Meeting

The sub-committee would like to see the following regulations in a **draft overlay district**:

- Height and setbacks standards to protect viewsheds
- Screening and landscaping standards for commercial development
- Building design standards
- Special site features

Draft Zoning Regulations: Purpose Statement

The purpose the *Uplands Zoning for Auke Bay (UZAB)* zoning district is to encourage the development of **lively, mixed use neighborhoods** that are **compact and walkable**. It is intended that this area will be a **primary focus of community activity** for the surrounding neighborhoods.

Draft Zoning Regulations: Purpose Statement

More specifically, the purpose of the new district is as follows:

- Promote the development of **small scale commercial** uses within walking distance of medium to high density residential neighborhoods.
- Provide **flexible regulations** regarding setback and parking requirements.
- **Encourage** the creation of a semi-compact village like setting comprised mostly of **mixed-use buildings**.

Draft Zoning Regulations: UZAB Definition

The UZAB is intended to accommodate medium to high density residential and non-residential land uses around civic uses, employment centers, and public transit routes, as well as other areas suitable for a mixture of retail/ commercial, office, and residential. Residential and non-residential uses should be combined within a single structure.

UZAB Density

Zoning District	Maximum Dwelling Units/Acre
D15	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre
UZAB	40 units per acre (Mixed use building – 50 units per acre)



D1(T)D3

D5(T)

D15

LC

LC

D10

GC

D10(T)D15

WC

D18

D5

D3

WC

WC

D

UZAB Dimensional Standards

Zoning Regulations	D15	LC	GC	WC	UZAB
Minimum lot size	5,000	2,000	2,000	2,000	4/6,000
Minimum lot width	50'	20'	20'	20'	50'
Minimum lot depth	80'	80'	60'	60'	No minimum
Maximum lot coverage	50%	None	None	None	None
Permissible Use Max. Height	35'	45'	55'	35'	45'
Accessory Use Max. Height	25'	35'	45'	35'	35'
Max. square footage of one story building					5,000

UZAB Setbacks

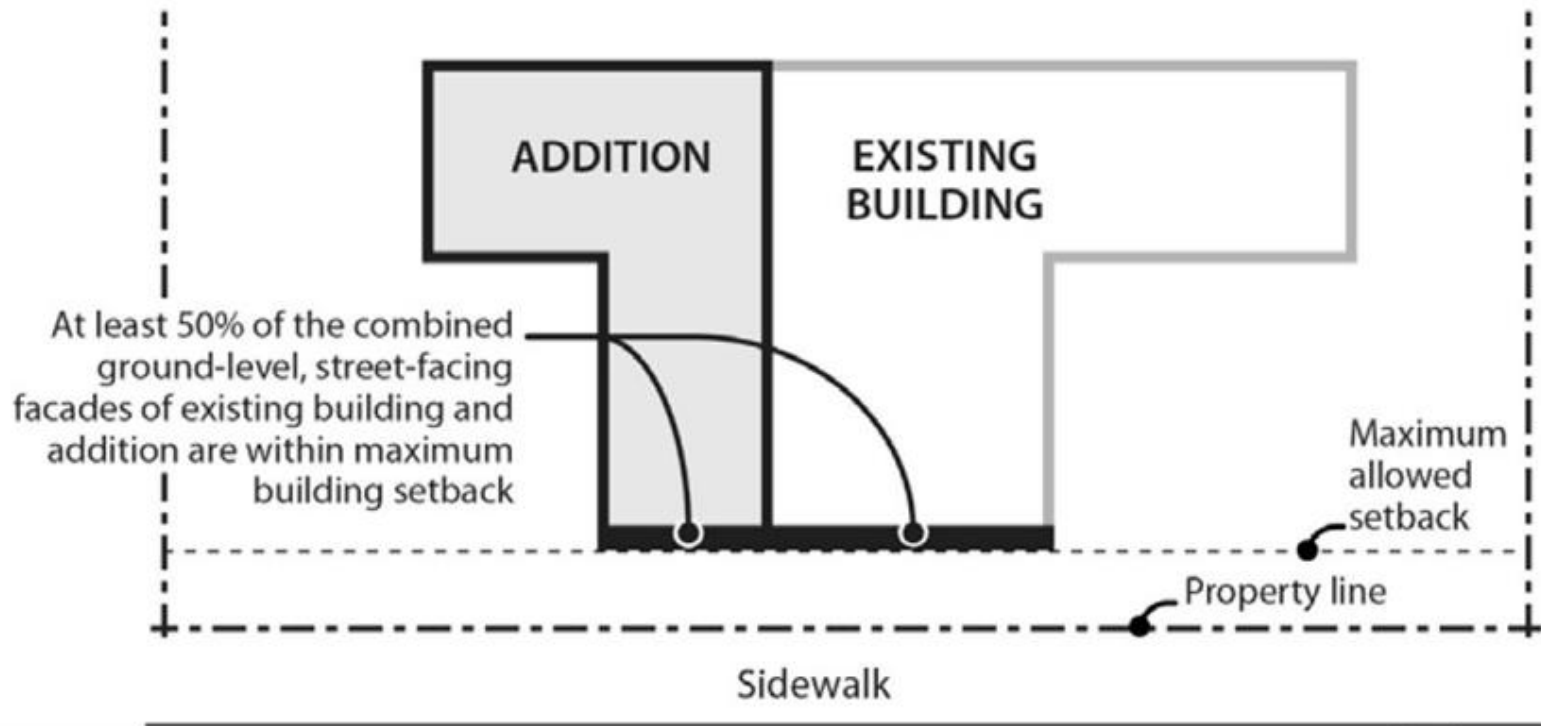
Zoning Regulations	D15	LC	GC	WC	UZAB	2016 Draft Ordinance
Front	20'	25'	10'	10'	0-10' max.	0-20' max.
Street Side	13'	17'	10'	10'	0-10' max.	0-20' max.
Side	5'	10'	10'	10'	0'	0-10' max.
Rear	15'	10'	10'	10'	0'	5'*

UZAB Maximum Setbacks

Maximum Building Setback for Front and Street Side Lot Lines: The maximum building setback for commercial buildings is 10 feet from the front and street side lot line. At least 50% of the length of the ground level street-facing façade of buildings must be within 10 feet of the front lot line. If the site has three or more right of way frontages, this standard only applies to two frontages.

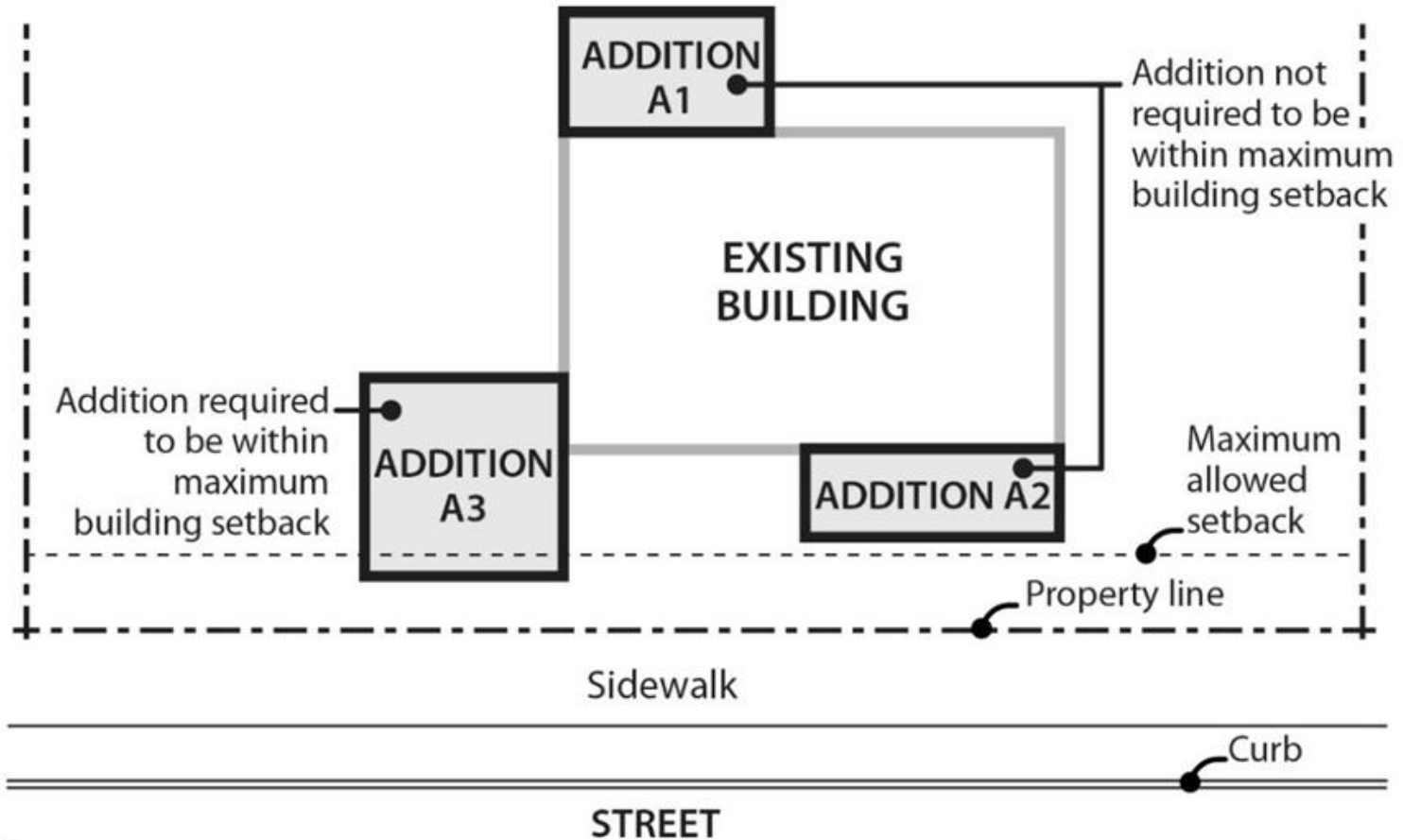
UZAB Maximum Setbacks

Alteration to Existing Building in Conformance with Maximum Setback Standard



UZAB Maximum Setbacks

Alterations to Existing Building



UZAB Setbacks Exceptions

With proposed setbacks of 0' there is no need for special setback exceptions.

UZAB Setback and Landscape Buffers

Height of building wall	Lots abutting a residential zone side lot line	Lots abutting a residential zone rear lot line
15 ft. or less	5 ft. setback and landscaping	No setback, no landscaping
16 – 30 ft.	8 ft. setback / 5 ft. setback and landscaping	8 ft. setback / 5 ft. setback and landscaping
31-45 ft.	10 ft. setback / 5 ft. setback and landscaping	10 ft. setback/ 5 ft. setback and landscaping

UZAB Vegetative Cover

Zoning District	Percentage of lot in vegetation
D10, D15 & D18	30%
LC	15%
GC	10%
WC	10%
UZAB	20%

UZAB Parking

All uses within the UZAB zoning district will receive a 10% reduction in the number of required parking spaces in CBJ 49.40.210.

Site Feature	Parking Reduction on top of 10% reduction
New or expanded parking lots located in the rear or street side	40%
Installation of a new pedestrian path or sidewalk or connection to an existing path or sidewalk	10%
Installation of a bike rack	10%
Installation of covered bus stop	20%
Screening the parking area with live vegetation or site obscuring fence	10%

The maximum reduction is 60%. Any reduction beyond 60% will require a parking waiver approved by the Planning Commission for major developments and the Director for minor developments.

UZAB Parking Reduction Example

A new 3 story building

- 1st Floor – 2 retail spaces @ 1,200 sf. each; 1 restaurant space @ 2,800 sf.
- 2nd Floor – 5 one bedroom apartments
- 3rd Floor – 3 two bedroom apartments

Without any parking reduction - 35 spaces (2 ADA)

With a 60% reduction – 17 spaces (1ADA)

- With the 10% automatic reduction – 31.5 spaces (10% of 35 is 3.5; $35 - 3.5 = 31.5$)
- With the 40% location reduction – 18.9 spaces (40% of 31.5 is 12.6; $31.5 - 12.6 = 18.9$)
- With the 10% screening reduction – 17 spaces (10% of 18.9 is 1.89; $18.9 - 1.89 = 17.01$)

If the initial cost to construct each space is \$5,000, the construction cost for the entire lot:

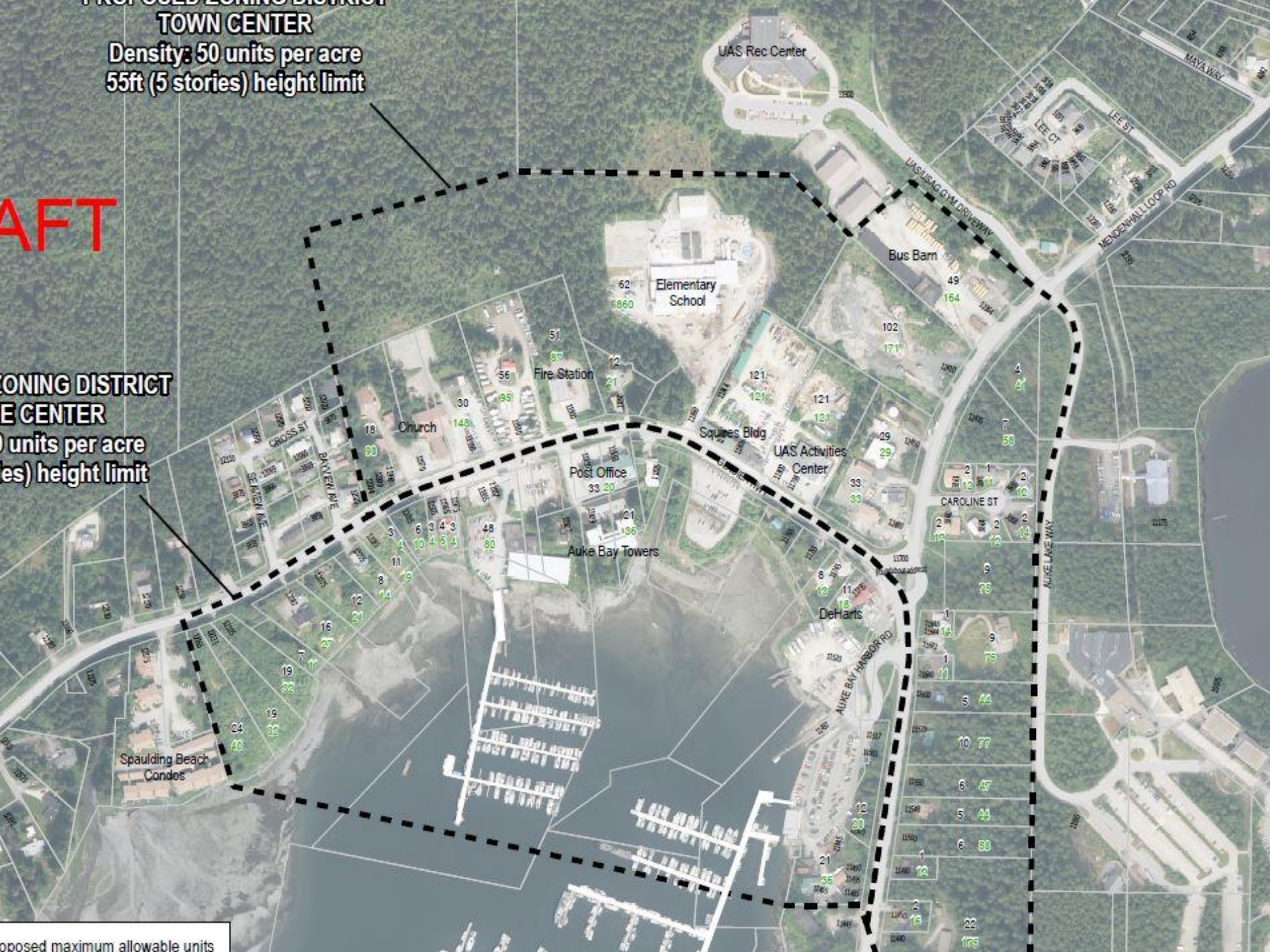
- 35 spaces = \$175,0000
- 17 spaces = \$85,000

For the next meeting

- Using Sketch-Up or a map, staff and the sub-committee can work through the dimensional standards.
- Keep in mind, CBJ Lands Dept. is working with an Auke Bay property owner to acquire land for a future right of way.

For the next meeting





TOWN CENTER

Density: 50 units per acre
55ft (5 stories) height limit

RAFT

PROPOSED ZONING DISTRICT TOWN CENTER
Density: 50 units per acre
55ft (5 stories) height limit

Proposed maximum allowable units

UAS Rec Center

Elementary School

Fire Station

Church

Post Office

Auke Bay Towers

UAS Activities Center

Squires Bldg

Bus Barn

DeHarts

Spaulding Beach Condos



Any Questions?

Small Scale Retail /Commercial

What does 5,000square foot footprint look like?



4,800 sq. ft.

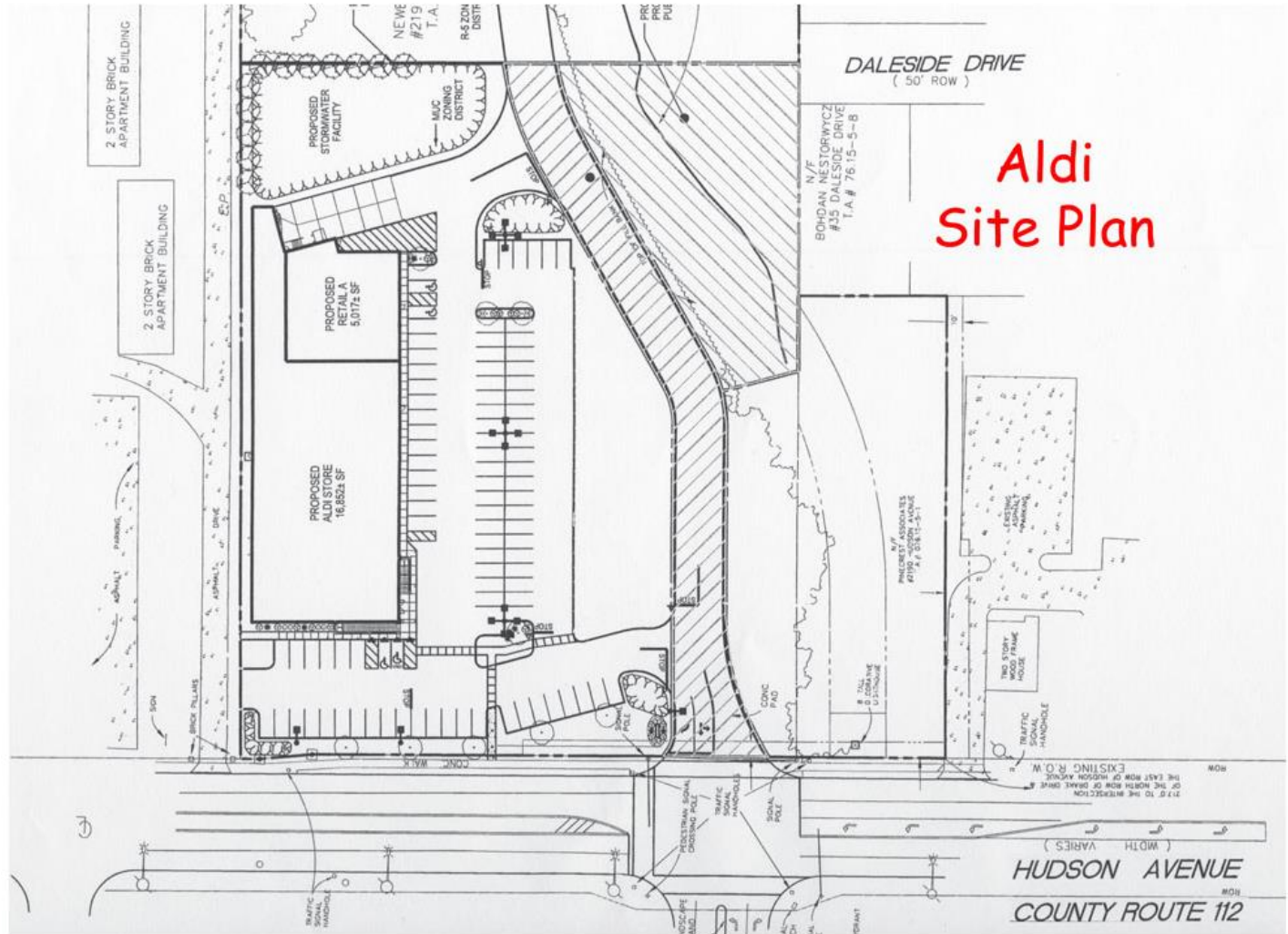
3,200 sq. ft.

Small Scale Retail /Commercial

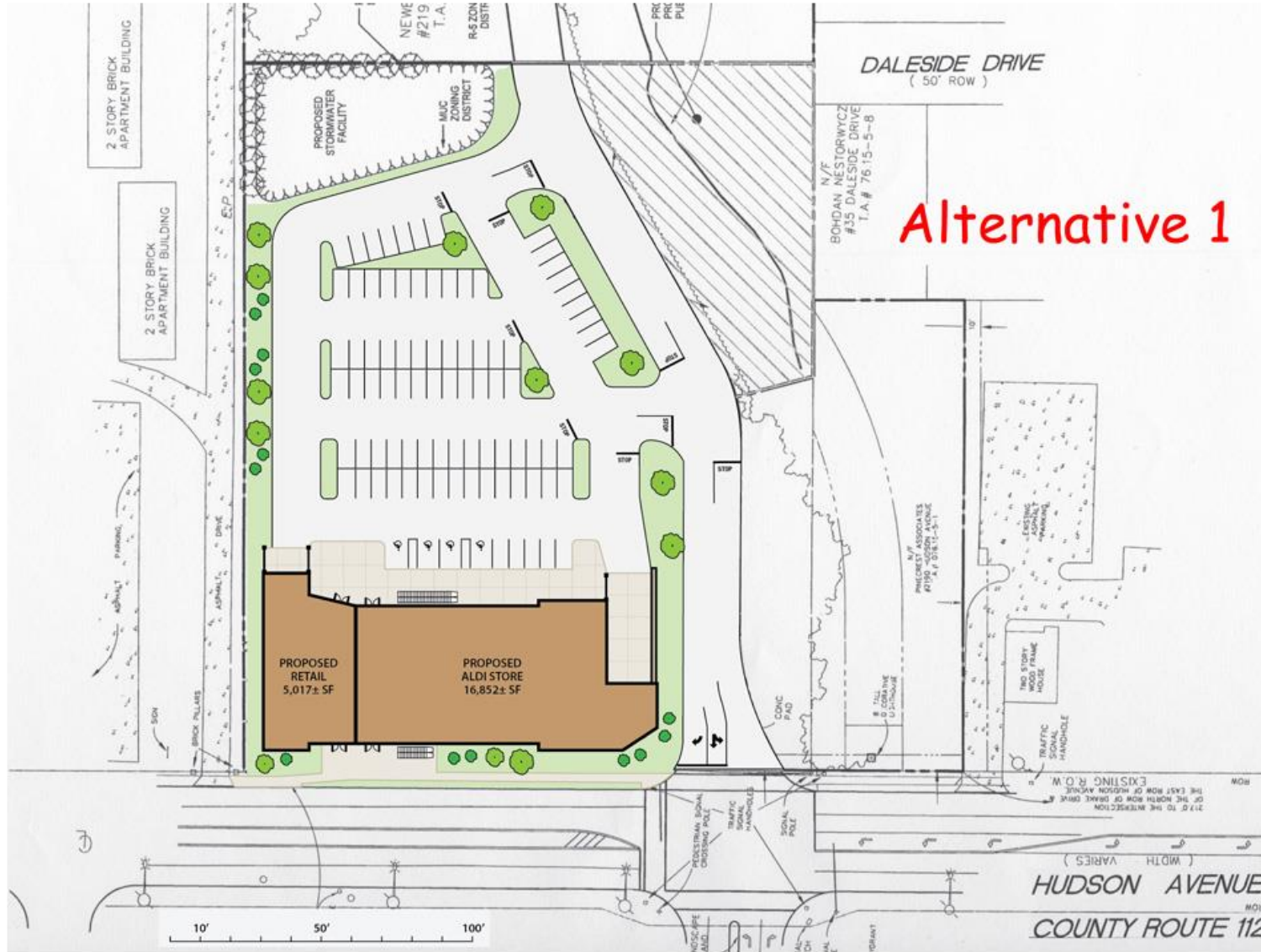
What does 10,000square foot footprint look like?



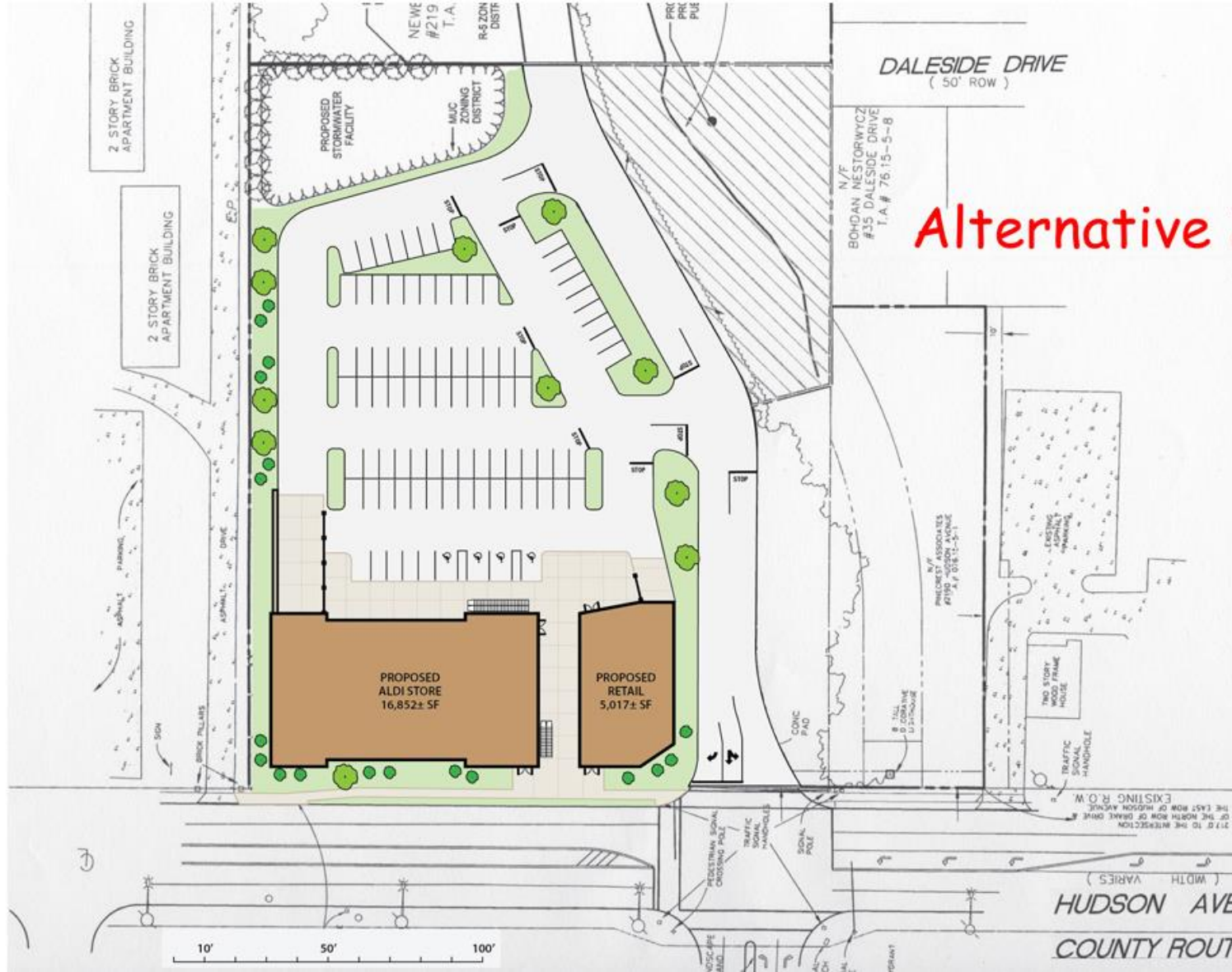
Building Orientation, Setbacks and Vegetation Matter



Building Orientation, Setbacks and Vegetation Matter



Building Orientation, Setbacks and Vegetation Matter



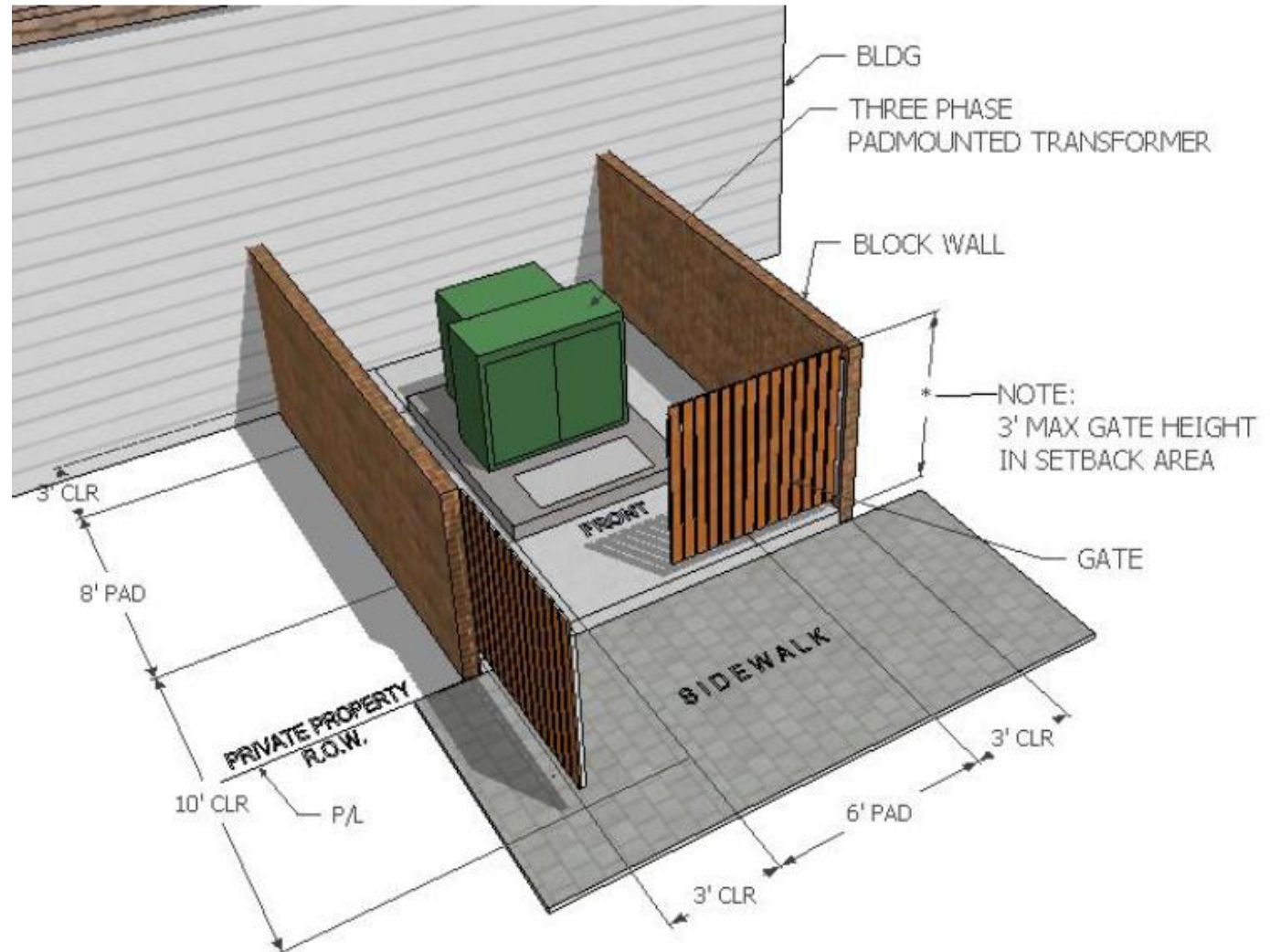
Building Orientation, Setbacks and Vegetation Matter

Similar example of new construction with parking in rear.

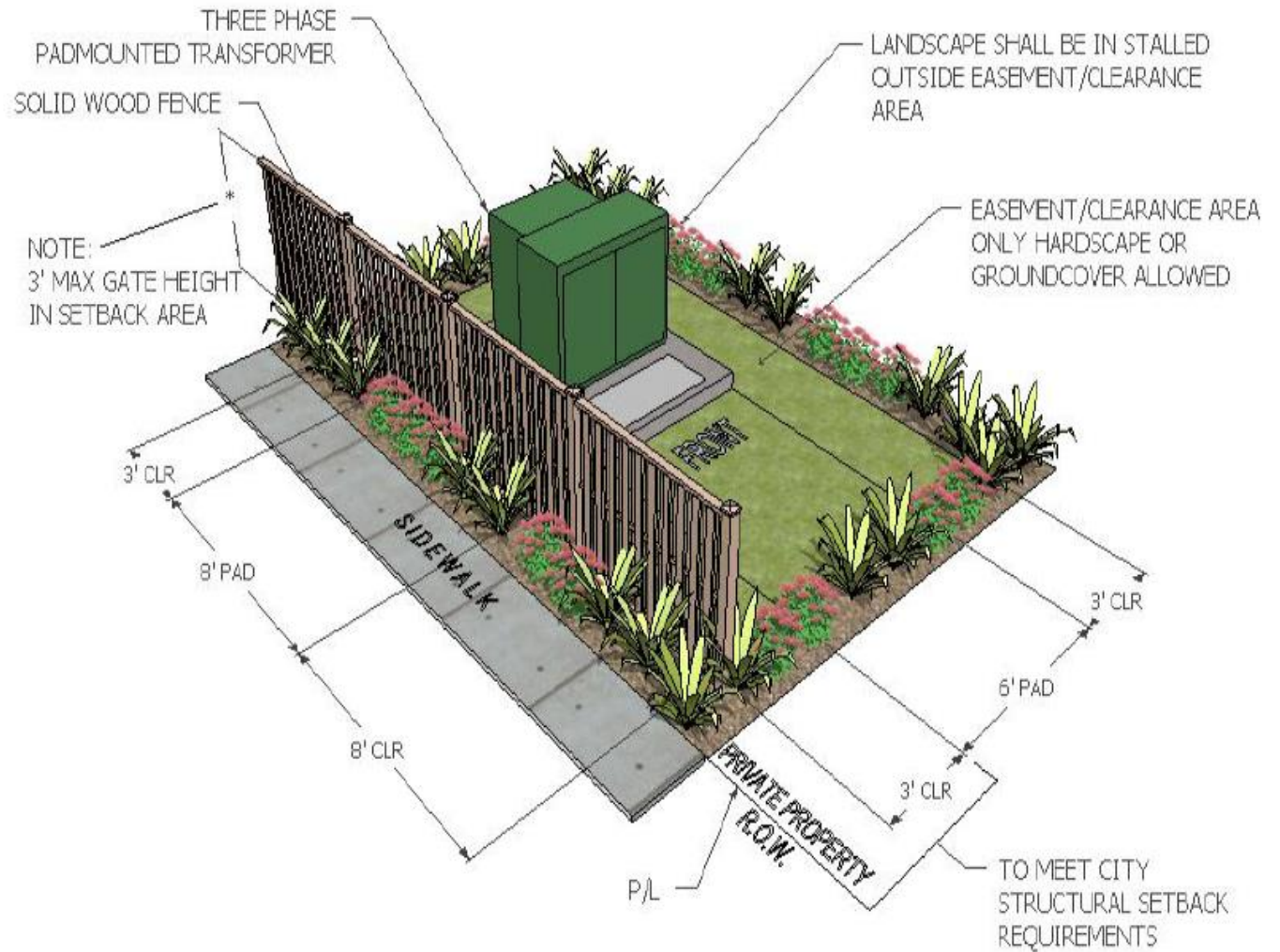
1360 Mount Hope Ave, Rochester, NY



Screening and Landscaping



Screening and Landscaping



Any Questions?