

Downtown Juneau Alternative Development Overlay District



December, 2019

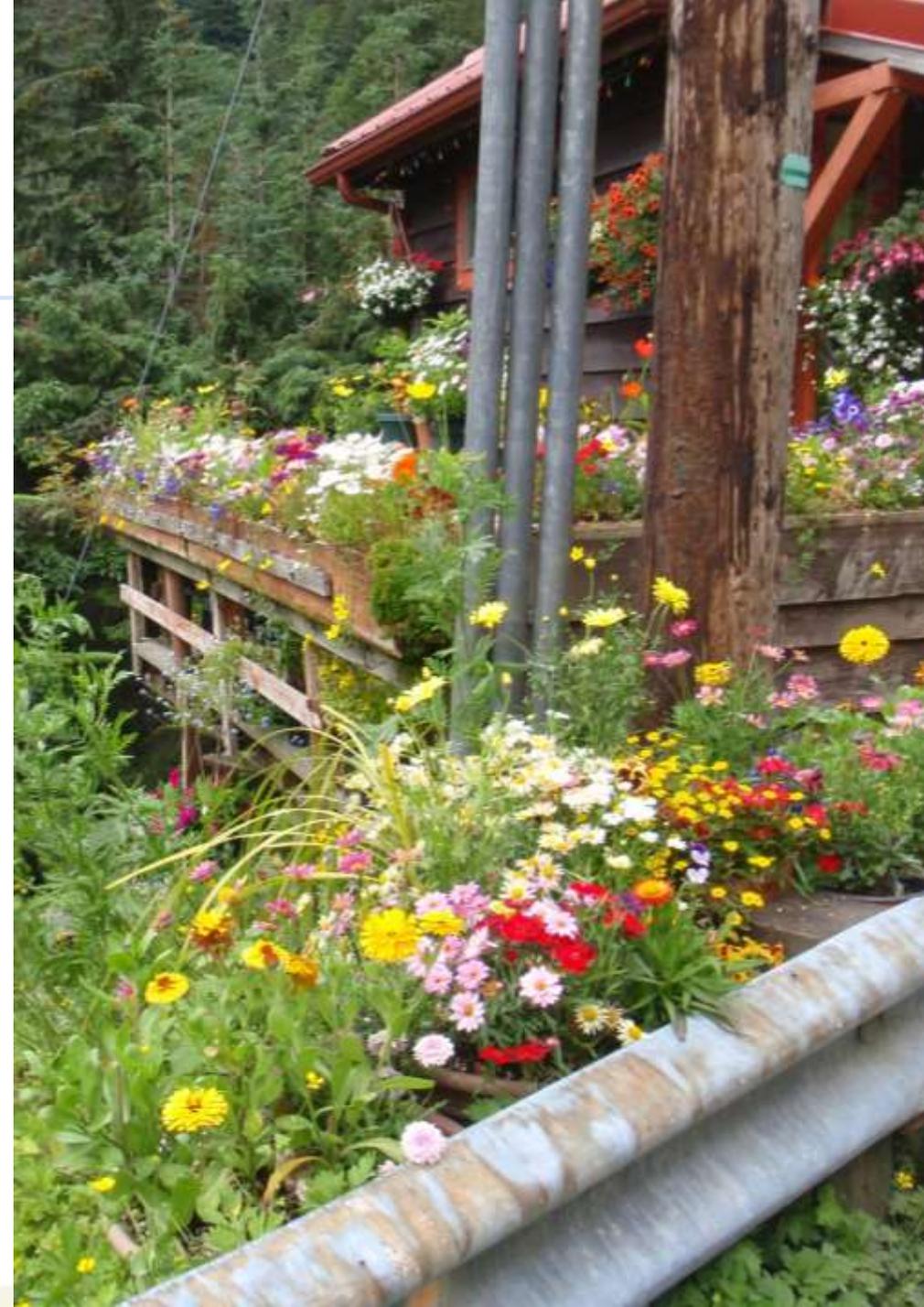


Introductions – Who?

- Irene Gallion, Senior Planner
- Jill Maclean, Community Development Director
- Alix Pierce, Planning Manager
- Laurel Christian, Planner
- Amy Liu, Planner
- Planning Commissioners, and participation restraints

Orientation

- Restrooms
- Exits
- Fire extinguishers
- AED
- Support materials:
 - Handout
 - Map/Dimensions
 - Comment card



Orientation

- Overview: Who, what, why, when and where
- Details of the proposed rules – 2 sections
 - General dimensional standards
 - Setback details
- How to keep track of future developments

What do you want to do with your property?



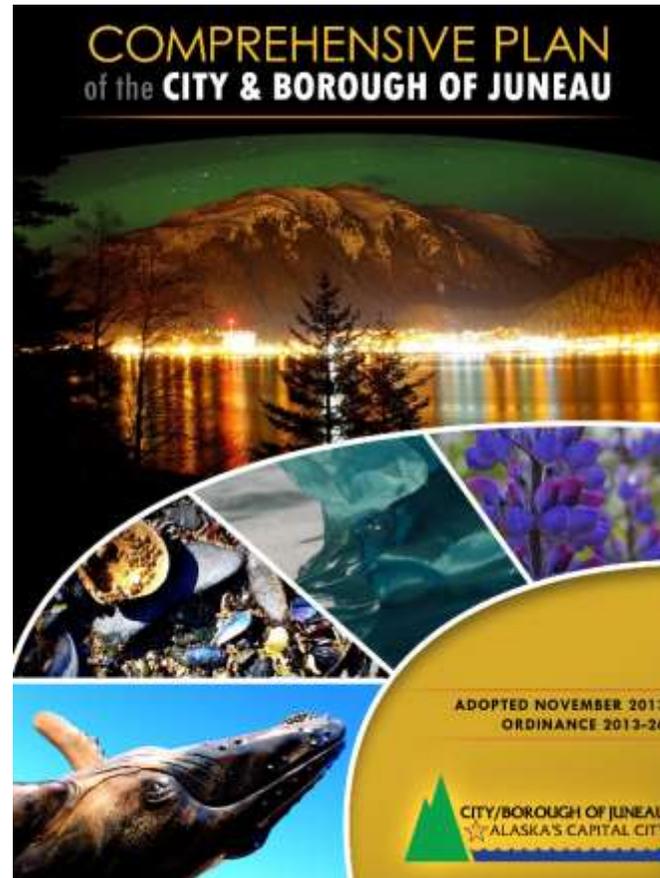
What does this do?

- More flexibility for improvements and development
- Maintain the character of the neighborhoods



Why overlay instead of zoning?

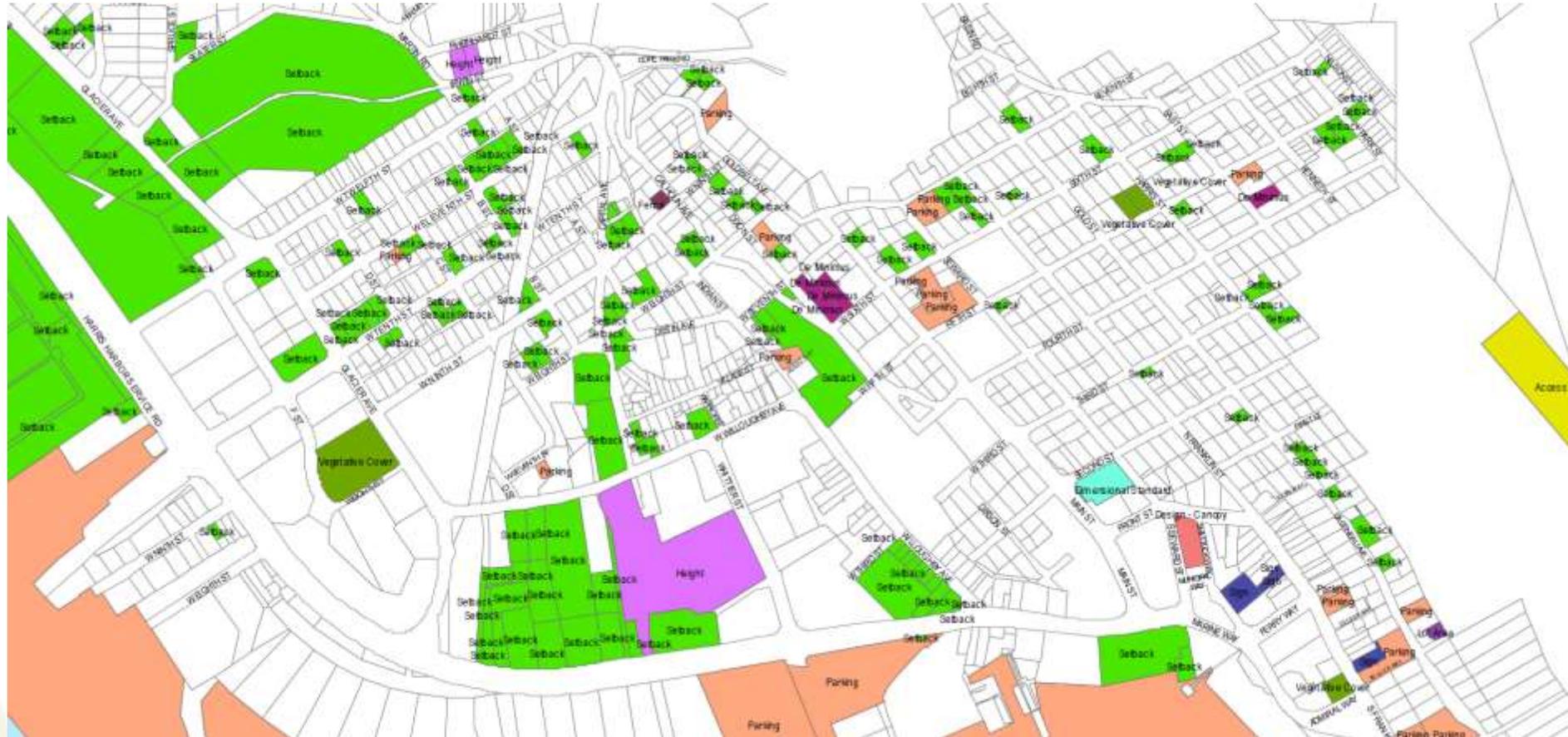
- An **overlay** adds or modifies provisions of the underlying zoning.
- Interim measure before zoning review and possible rewrite (Comprehensive Plan rewrite)



Why do we need this?

- Current ADOD needs fixing
 - Complexity and consistency – Avg setback of properties within 150'
 - Expense: \$400 per lot line, base price
 - Time: Planning Commission hearing
- Create standards for future development that complements existing development

Variations since 1987



Variations 1966 to 1987



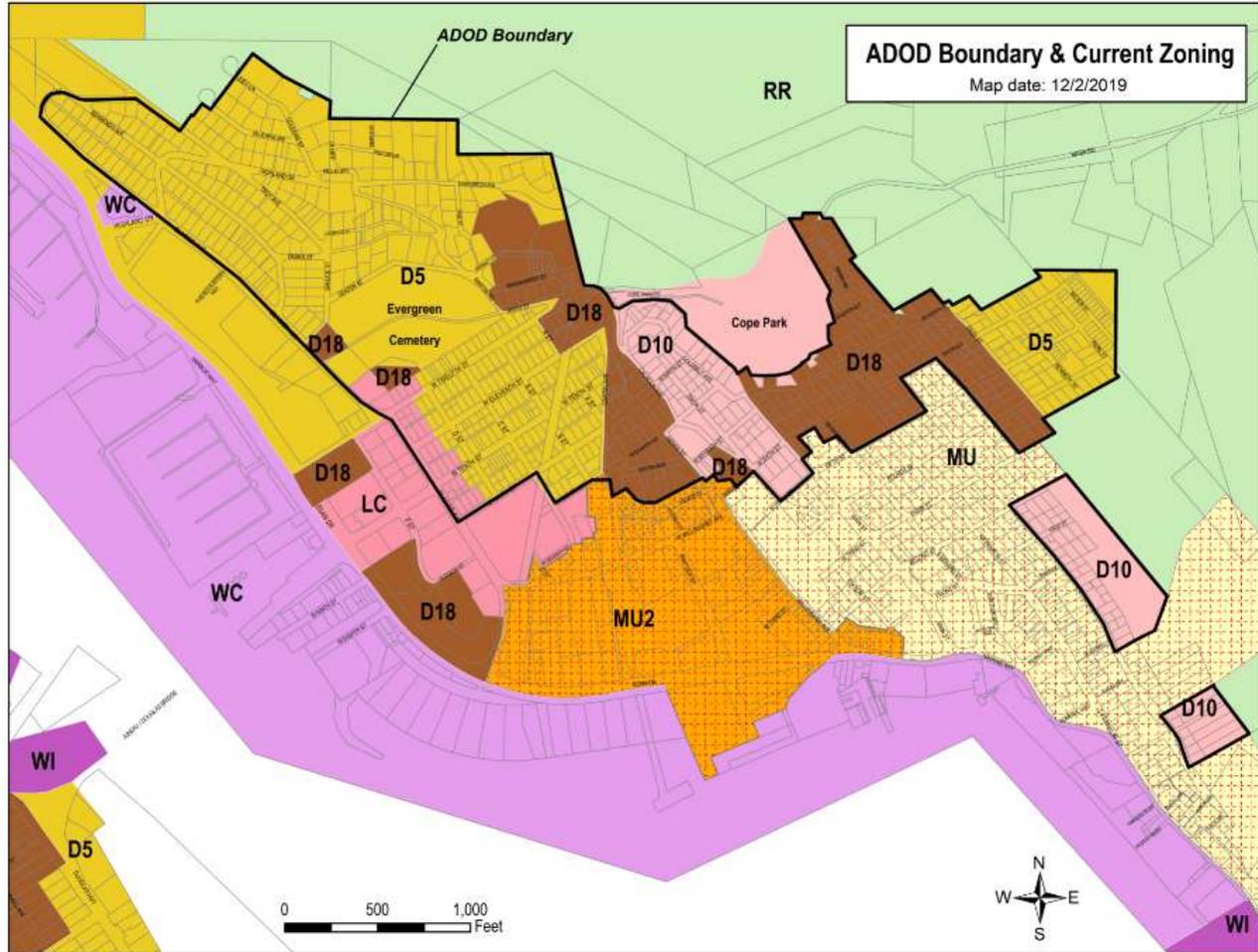
When?

- Project start: ~September, 2018
- Initial review completed: November 1, 2019

- PUBLIC MEETING

- Draft ordinance to law
- Draft ordinance to Planning Commission
 - Public hearing (date not set)
- Draft ordinance to Assembly
 - COW
 - Full Assembly/Public hearing (date not set)

Where?



Modifications to dimensions

Part 1:

- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:

- Structure setbacks
 - Exceptions to setbacks
-
- How do I use ADOD?
 - How do I track this issue?



Modifications to dimensions

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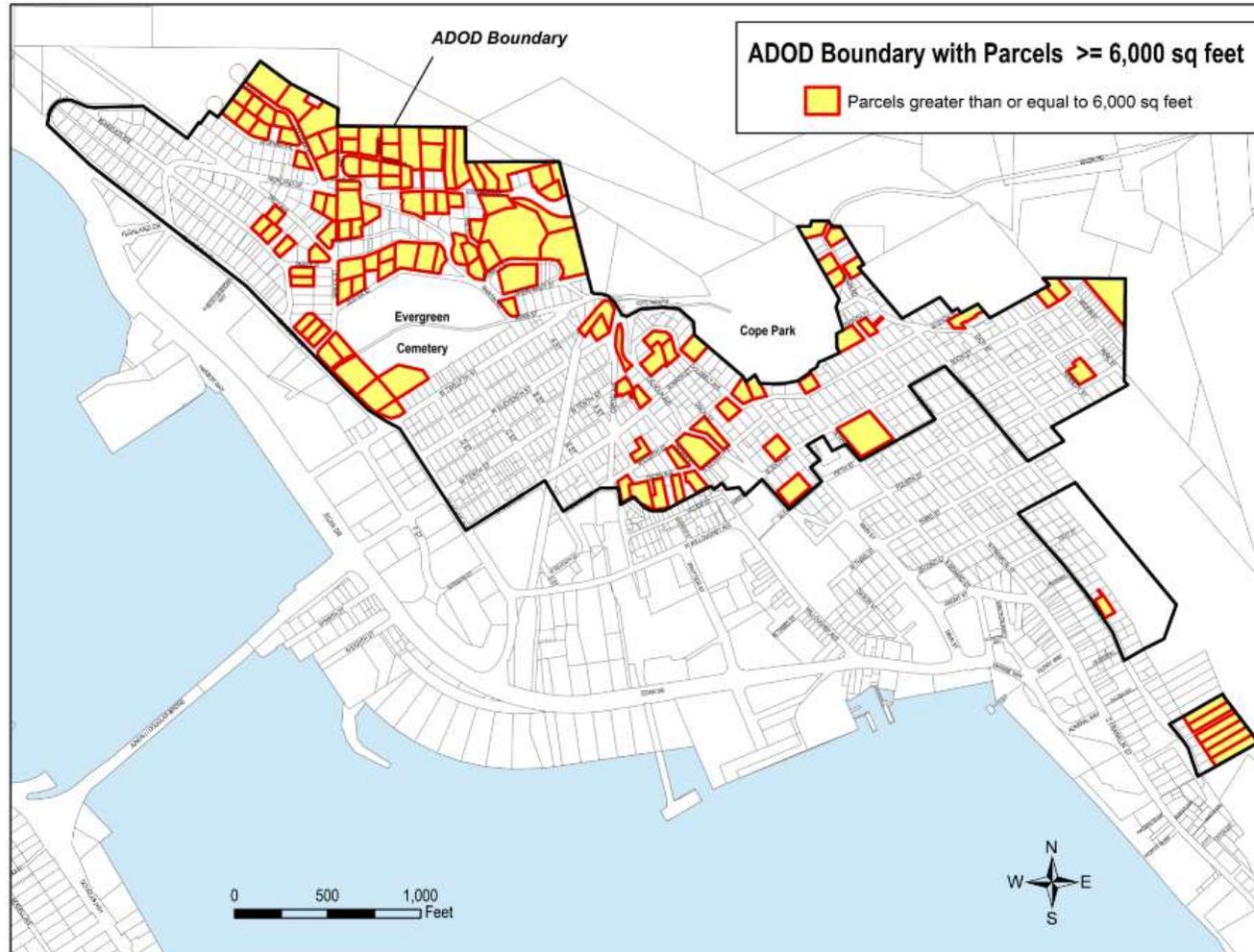


Minimum lot size

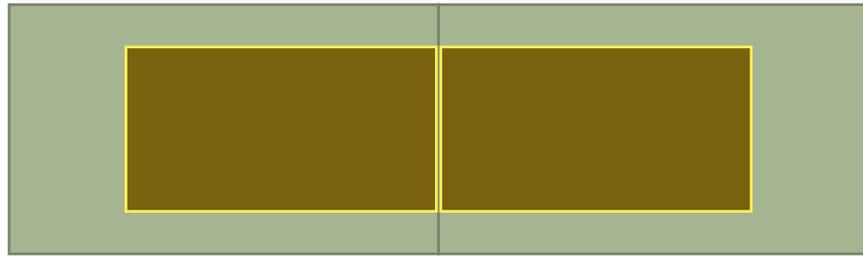
Lot size conformity without ADOD = 36%

Area	Count	Total	% Conforming
4500	450	810	56%
4000	491	810	61%
3500	586	810	72%
3000	632	810	78%
2500	676	810	83%
2000	725	810	90%
1500	775	810	96%

Subdivision



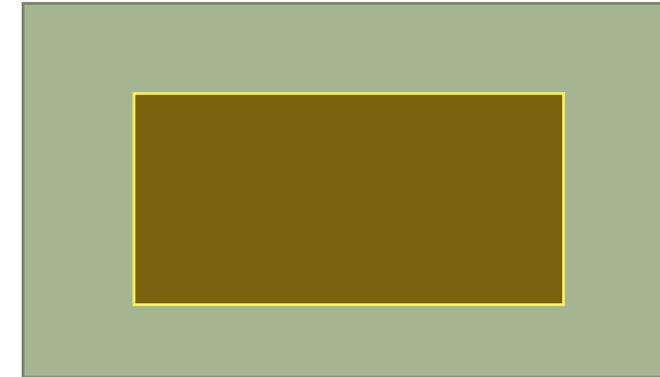
Minimum lot size: CWD vs. Duplex



3,000 sf

3,000 sf

Two residences, two lots
Maximum lot coverage = 50%



4,500 sf

Two residences, one lot
Maximum lot coverage = 50%



3,000 sf

Single residence, one lot
Maximum lot coverage = 50%

Lot size, duplex or two-unit multi-family

4,500 square feet

Existing duplex lot size = 1.5 x single family lot size



Lot size – on your handout

Structure	Proposed ADOD	D5	D10	D15	D18	LC
Single Family Home	3,000	7,000	6,000	5,000	5,000	2,000*
Common Wall Dwelling	3,000	7,000	5,000	3,500	2,500	
Duplex	4,500	10,500	8,712	5,808	4,840	

Modifications to dimensions

Part 1:

- Lot size
- Lot width, depth, and vegetative cover
- Structure height

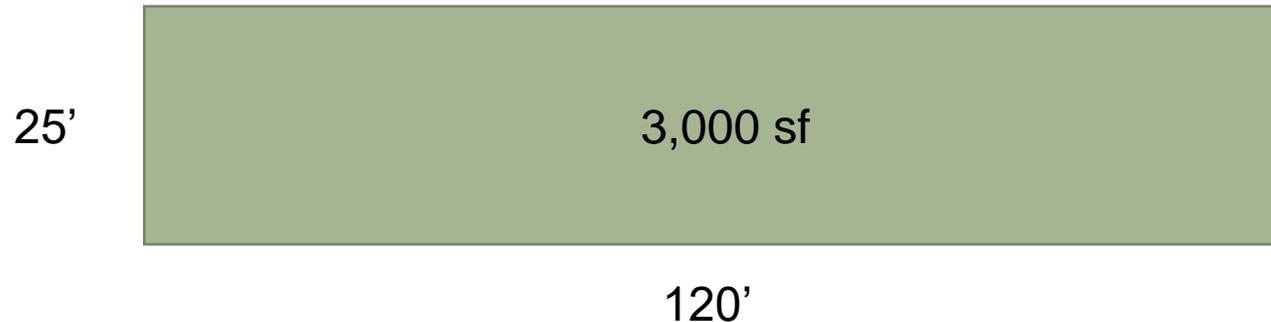
Part 2:

- Structure setbacks
 - Exceptions to setbacks
-
- How do I use ADOD?
 - How do I track this issue?



Lot width, depth and coverage

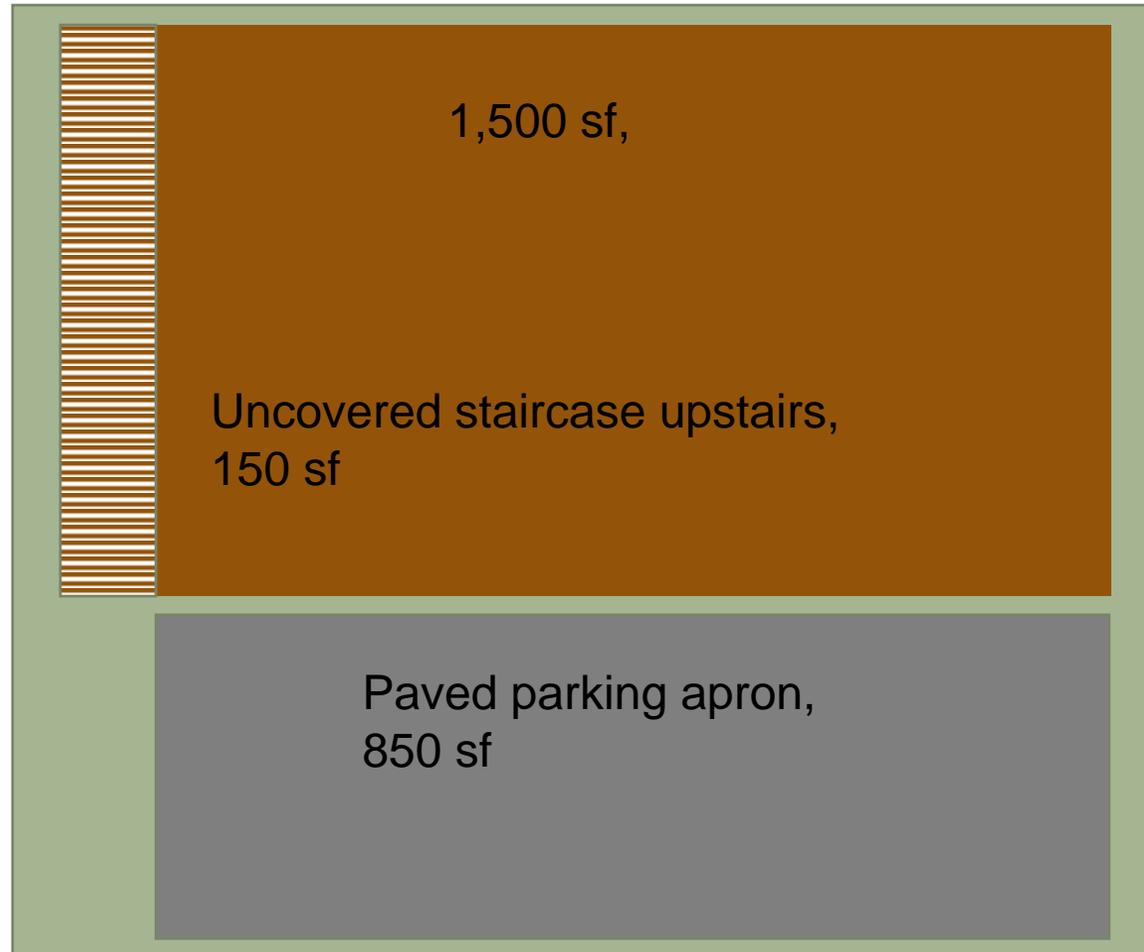
25' minimum width, 25' minimum depth



Lot coverage 50% (structures with rooves)

Vegetative cover 15%

Lot width, depth, and coverage



50x60 lot = 3,000 sf

Used surface area = 2,500 sf

~16% vegetative cover

Lot width, depth, and coverage – on your handout

LOT WIDTH, DEPTH AND COVERAGE

FEATURE	Proposed ADOD	D5	D10	D15	D18	LC
Lot width	25'	70'	50'	50'	50'	20'
<i>Bungalow</i>	25'	35'	25'	25'	25'	
<i>Common wall dwelling</i>	25'	60'	40'	30'	20'	
Lot depth	25'	85'	85'	80'	80'	80'
Vegetative cover	15%	20%	30%	30%	30%	15%
Lot coverage	50%	50%	50%	50%	50%	No Max

BUNGALOWS are smaller than normal lots that host smaller than normal homes – limited to 1,000', have to have public water and sewer.

Modifications to dimensions

Part 1:

- Lot size
- Lot width, depth, and vegetative cover
- **Structure height**

Part 2:

- Structure setbacks
 - Exceptions to setbacks
-
- How do I use ADOD?
 - How do I track this issue?



Structure Height – on your handout

Height	D5, 10, 15, 18	LC	ADOD
Permissible uses	35'	45'	35'
Accessory uses	25'	35'	25'
Bungalow	25'		

Accessory uses or structures are customarily subordinate to the primary use on the lot.

Modifications to dimensions

Part 1:

- Lot size
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- Structure height

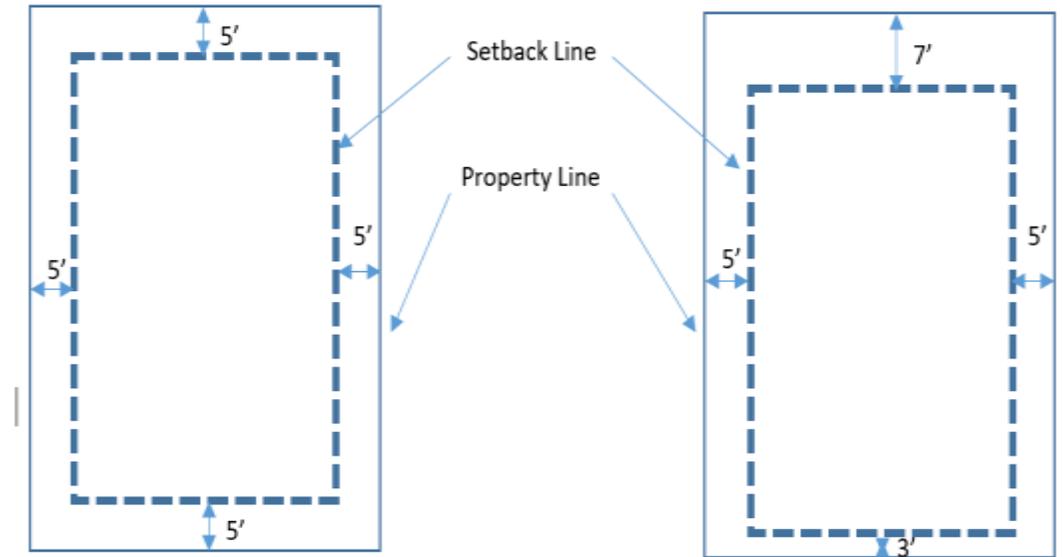
Part 2:

- **Structure setbacks**
 - Exceptions to setbacks
-
- How do I use ADOD?
 - How do I track this issue?



Setbacks

- Measured from structure closest to the property line
- Min setback from any lot line is 3'
- Sum at least 20'
 - Setback sum can be reduced proportionally for substandard lots, but no less than 12'



Example:

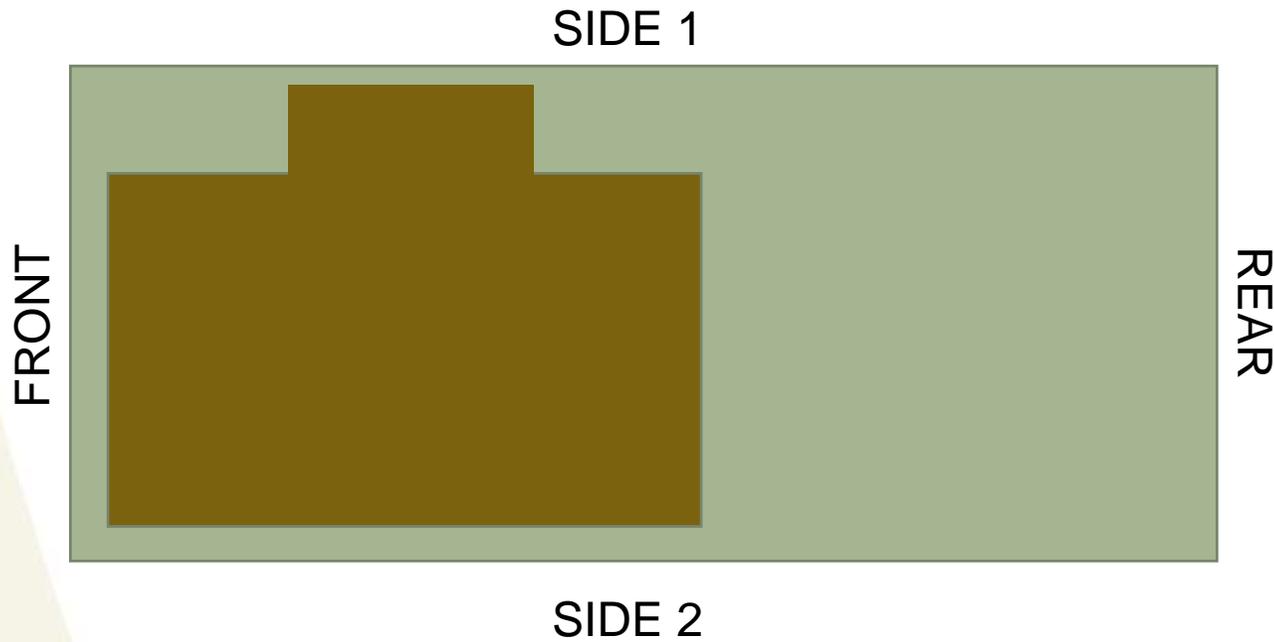


Typical Mount Rainier bungalows on Perry Street. R-55 zoning requires these houses to be 16 feet apart and 25 feet further back. But in reality, they are only 7 feet apart. Image by Brent Rolin.

7' between buildings



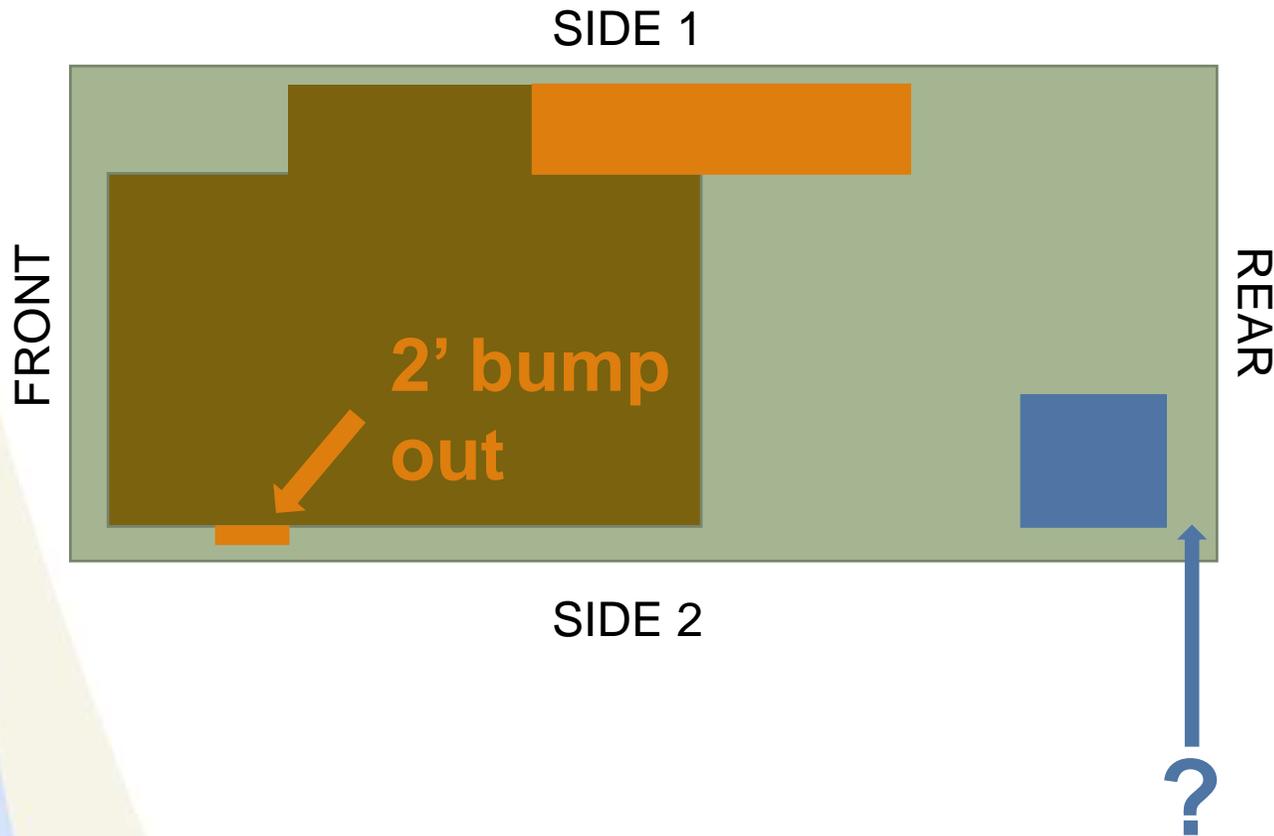
Example: Home in D5



ADOD: 3' setbacks, 20' total

	Existing	D5
Front	5'	20'
Side 1	3'	5'
Side 2	5'	5'
Rear	45'	20'
TOTAL	58'	

Example: Home in D5

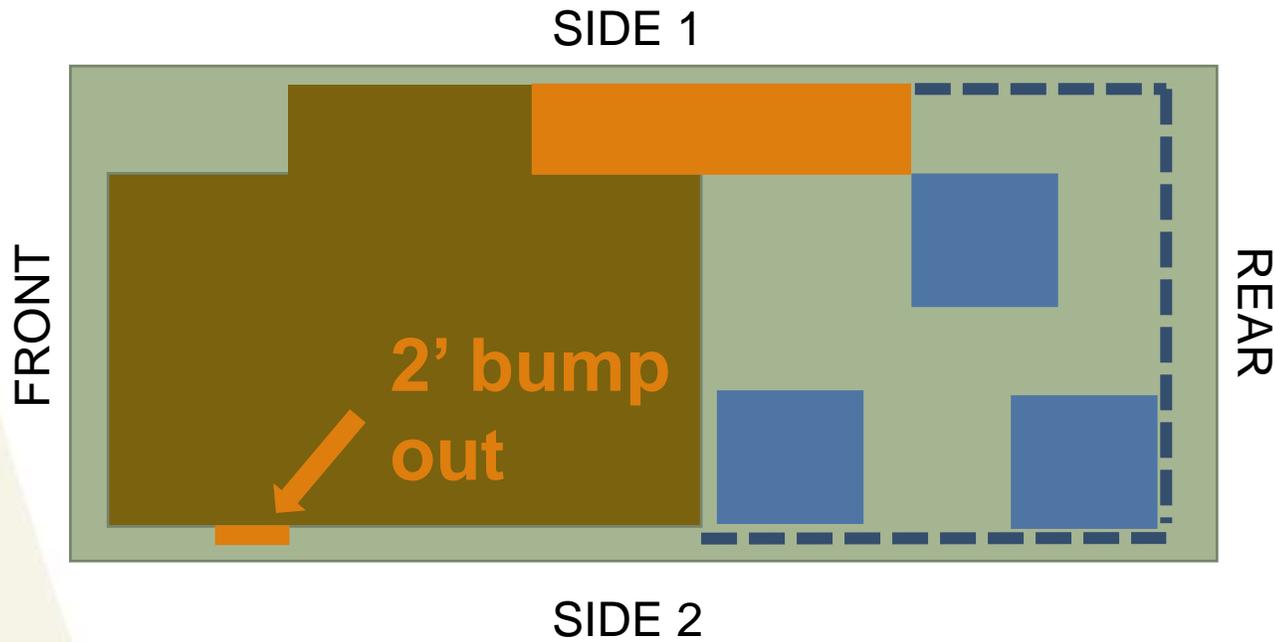


ADOD: 3' setbacks, 20' total

	Existing	D5
Front	5'	20'
Side 1	3'	5'
Side 2	5' 3'	5'
Rear	45' ?'	20'
TOTAL	58' 20'	

$20 - 11 = 9'$ REAR SETBACK

Example: Home in D5



ADOD: 3' setbacks, 20' total

	Existing	D5
Front	5'	20'
Side 1	3'	5'
Side 2	5'	5'
Rear	9'	20'
TOTAL	20'	

Example: Substandard Lot

Minimum lot size is 3,000

Your lot size is 2,500 ($2,500 = 83\%$ of 3,000)

Setback total reduced to 17' ($20 \times 83\%$)

Minimum setbacks sum is 12'

Setbacks – on your handout

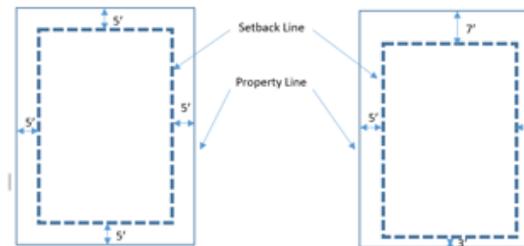
Structure Setbacks

Current setbacks:

YARD	D5	D10	D15	D18	LC*
Front	20'	20'	20'	20'	25'
Street Side	13'	13'	13'	13'	17'
Side	5'	5'	5'	5'	10'
Common Wall Dwelling Side	10'	3'	5'	5'	
Rear	20'	20'	15'	10'	10'

Proposed setbacks for all properties in the ADD:

Staff proposes a 20 feet setback sum with a 3' minimum per side. This means that the setbacks of all sides of your lot must equal 20 feet but no side may be less than 3'. This essentially creates a "setback box" that can be moved around the lot to accommodate existing structures. Examples:



Proposed setbacks for lots less than minimum lot area:

For lots less than minimum lot area, required setback sum can be reduced proportionally, but in no case can the setback sum be less than 12'.

$[\text{Size of Lot}] \div [\text{Minimum Lot Size}] = [\text{Proportion}]$, x $[\text{Minimum Setback Sum}] = [\text{Reduced Setback Sum}]$

$\frac{\text{_____}}{[3,000]} = \text{_____}$, x $[20]$ = _____

Round result to the nearest foot.

Modifications to dimensions

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- Structure setbacks
 - **Exceptions to setbacks**
-
- How do I use ADOD?
 - How do I track this issue?



Exceptions to setbacks

- Roof eaves (no closer than 2' to property line)
- Unenclosed access (up to front and side property line)
- Parking deck
- Fences and vegetation along roadways



Exceptions – on your handout

EXCEPTIONS TO SETBACKS

Architectural features and roof eaves may project into a required yard but no closer than two feet from the side and rear lot lines.

Unenclosed balconies, connecting deck stairways, walkways, ramps and landings with or without roofs, may extend to the front lot line or street side lot lines. Structure may not exceed five feet internal width, not counting support structure.

A parking deck (cannot be more than one foot above the level of the adjoining roadway, only used for parking) is exempt. A non-sight-obscuring safety rail up to 42 inches is allowed.

Fences and vegetation. For this section, a “travelled way” is defined as the edge of the roadway shoulder or curb closest to the property.

(A) Maximum height of a sight-obscuring fence or vegetation is four feet within 20 feet of the edge of the traveled way. Trees are allowed if they do not obscure view from four feet to eight feet above ground.

(B) On corner lots, maximum height of a sight-obscuring fence or vegetation is three feet within 20 feet of a street intersection. The area in which sight-obscuring fences and vegetation is restricted shall be

Modifications to dimensions

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- How do I use ADOD?
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You have to choose

	Proposed ADOD	LC
Lot Size, sf	3,000	2,000
Front Setback	3'	25'
Side Setback	3'	10'
Rear Setback	3'	10'
Lot Coverage	50%	No Maximum
Building Height	35'	45'

...during the Building Permit Application process.

Modifications to dimensions

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- How do I use ADOD?
 - How do I track this issue?

How to track the issue

E mail list (TONIGHT!)

Web site agenda

- Planning Commission – usually 2nd and 4th Tuesday
- Assembly – Usually Monday
- <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>

My Municipality ad in the Empire

THE CITY AND BOROUGH OF JUNEAU
YOUR MUNICIPALITY

MEETING & EVENTS SCHEDULE November 15 – 29, 2019
This listing includes meetings currently scheduled as of November 14.
For updates, please refer to: <https://beta.juneau.org/calendar>.

Friday, November 15, 2019
12:00pm: Facilities Committee, JSD Offices Glacier Conf. Room, 1208 Glacier Ave

Monday, November 18, 2019
Assemblymembers attending Alaska Municipal League in Anchorage 11/18-11/22
No Public Meetings Scheduled

Tuesday, November 19, 2019
4:00pm: Aquatics Board, Conference Room 224

Wednesday, November 20, 2019
12:00pm: Title 49 Committee Meeting - Marine View Bldg 4th Floor Conference Room - CANCELLED
5:00pm: Building Code Advisory Committee, Juneau Fire Station 820 Glacier Ave
6:00pm: Blueprint Downtown Steering Committee, Assembly Chambers

Thursday, November 21, 2019
4:00pm: ADA Committee, Downtown Library Large Meeting Room
5:00pm: Docks & Harbors Board, Assembly Chambers
5:15pm: Wetlands Review Board, Mendenhall Library Large Meeting Room

Friday, November 22, 2019
Last Day to submit applications for upcoming seats to the Planning Commission, Barter Regional Hospital Board and an unexpired seat on the Docks & Harbors Board
12:00pm: Board of Education Program Evaluation Committee, JSD Office Glacier Conference Room

Monday, November 25, 2019
6:00pm: Assembly Human Resources Committee, Assembly Chambers
7:00pm: Regular Assembly Meeting, Assembly Chambers

Tuesday, November 26, 2019
12:00pm: Personnel Board, Conference Room 224
5:00pm: Sister Cities Committee, Downtown Library Small Meeting Room
5:30pm: Hospital Board Meeting, BRH Admin Boardroom
6:00pm: Planning Commission Committee of the Whole Worksession, Assembly Chambers
7:00pm: Regular Planning Commission, Assembly Chambers

Wednesday, November 27, 2019
12:00pm: Juneau Commission on Sustainability Worksession, Downtown Library Large Conf. Room
5:00pm: Building Code Advisory Committee, Juneau Fire Station 820 Glacier Ave

Thursday, November 28 & Friday, November 29, 2019
All CBJ Offices Closed for Thanksgiving Day Holiday

COMMUNITY DEVELOPMENT
TUESDAY, NOVEMBER 26, 2019
COMMITTEE OF THE WHOLE PLANNING COMMISSION MEETING
6:00 pm Assembly Chambers
The following agenda item is scheduled:

Applicant: City & Borough of Juneau
Case No.: CSP2019 0012
Location: Borough-wide
Activity: Planning Commission recommendations for FY2021-2026 Capital Improvement Program

REGULAR PLANNING COMMISSION MEETING
7:00 pm Assembly Chambers
The following agenda item is scheduled:

Applicant: City & Borough of Juneau
Case No.: AME2019 0012
Location: Borough-wide
Activity: A text amendment to adopt Juneau's Historic & Cultural Preservation Plan as part of the CBJ Comprehensive Plan

To read materials associated with these agenda items please visit:
<https://beta.juneau.org/assembly/assembly-minutes-and-agendas>

 ADA Accommodations Available Upon Request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 907-586-5278, TDD 586-5351, e-mail: City.Clerk@juneau.org
Published: November 15, 2019

AD-112007

Thank you for your time!

Please submit initial comments by 4:30 pm on January 24, 2020.

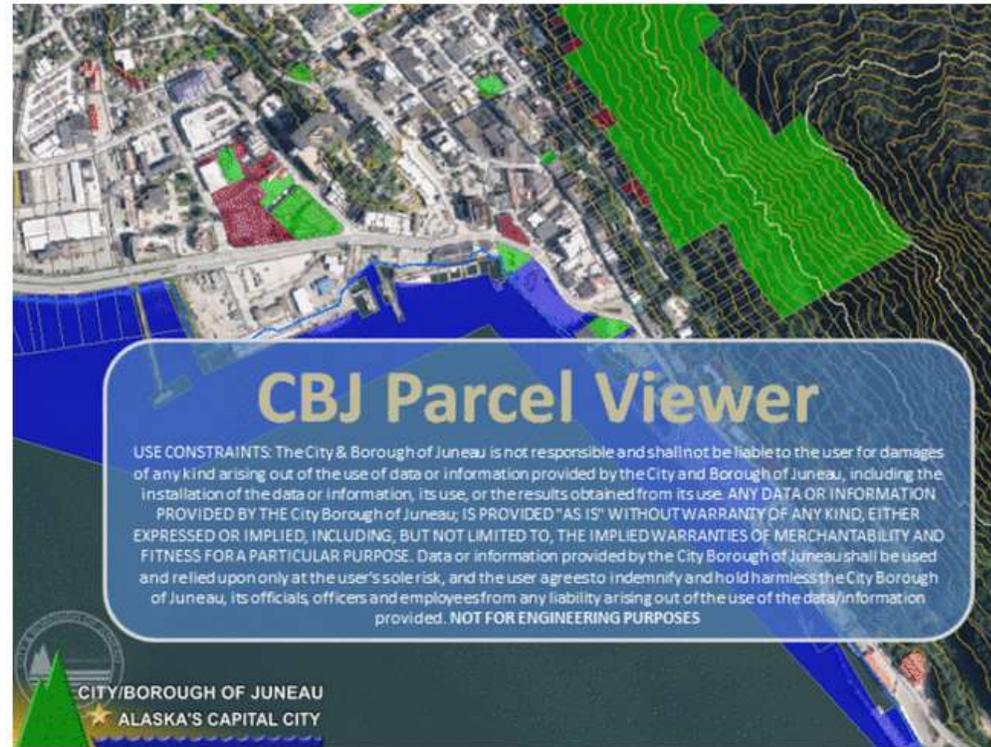
E-mail: irene.gallion@juneau.org

Post: City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

Questions? Please call 586-0770 and ask for Irene, Laurel, or Amy.



Need information on your lot?



<http://epv.juneau.org/>