

# Project Narrative

## Ridgeview Subdivision 7400 Glacier Highway

**Legal description of property to be subdivided:**

USS 1568, Tract B1, Juneau Recording District, First Judicial District

**Existing structures on the land:**

There are no existing structures.

**Zoning district:**

D18 Multi Family

**Density:**

18-units/acre with density bonuses awarded in ARS Preliminary Plan.

**Access:**

Glacier Highway

**Current and proposed use of any structures:**

There are no current structures on the property. The proposed use of the structures to be built on the subdivision is multi-family housing with condominiums/apartments and townhomes.

**Utilities available:**

Yes, utilities are available along Glacier Highway.

**Unique characteristics of the land or structure(s):**

There are steep grades on portions of the property.

The Planning Commission approved the Final Plan application on December 15, 2022, File No. ARF2022 0001 and Amendment 1 on February 18, 2023, File No. ARF2023 001.

**Reason for this amendment:**

This amendment is to eliminate the eight (8) garages within the buildings on Unit Lots B, C and D and increase surface parking stalls to replace the garages along with additional stalls due to a change in the unit mix. The open space, minimum parking and other requirements established in ARF2022 0001 have been maintained with this change; and there are no changes to the conditions of approval.

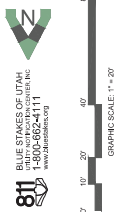
**Table 1 – Phase 1 Parking Analysis**

	Units	One Bedroom	Two Bedroom	Three Bedroom	Total Parking Required	Garage Parking	Surface Parking Needed	Surface Parking Provided	Total Parking Provided	ADA Required	ADA Provided
Unit Lot A	24	16	8	0	28	8	20				
Unit Lot B	24	10	8	6	34	0	34				
Unit Lot C	24	10	8	6	34	0	34				
Unit Lot D	24	10	8	6	34	0	34				
<b>Total</b>	<b>96</b>	<b>46</b>	<b>32</b>	<b>18</b>	<b>130</b>	<b>8</b>	<b>122</b>	<b>127</b>	<b>135</b>	<b>5</b>	<b>5</b>





<p>ISSUE DATE: 12/1/2023</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 40%;">REVISION</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XXXXXX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	XXXX	XXXXXX	2			3			4			5			6			7			<p>PROJECT NUMBER: AK21001</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NAME: ALASKA 20 ACRE JUNEAU, ALASKA</p> <p>DEVELOPER / PROJECTS OWNER / CLIENT: PCI          ATT: ISAAC JOHNSON 801-358-5381          ISAMC@PCT1980.COM</p>	<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP          3450 N. TRIUMPH BLVD. SUITE 102          LEHI, UTAH 84043 (801) 753-5644          www.pkjdesigngroup.com</p>	<p>LANDSCAPE ARCHITECT</p> <p>JTA          DESIGN ACP          LICENSE # MA          EXPIRES 12/31/2023</p> <p>LANDSCAPE ARCHITECT</p> <p>PRELIMINARY PLANS NOT FOR CONSTRUCTION          LP-COLOR</p>
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