

ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Request for a zone change from RR to D3

IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes No

Total Land Area of Proposed Change ~33 acres acres

Comprehensive Plan Land Use Designation RD

Current Zone(s) RR

Comprehensive Plan Map Letter D

New Zone Requested D3

TYPE OF ZONE CHANGE REQUESTED

Regular Transition

Has this or a similar zone change been requested in the previous 12 months?

Yes Case # _____ No

UTILITIES AVAILABLE

WATER: Public On Site

SEWER: Public On Site

ALL REQUIRED MATERIALS ATTACHED

- Complete application
- Pre-Application Conference notes
- Narrative including:
 - Purpose of the requested zone change
 - Any potential impacts to public infrastructure (streets, water, & sewer)
 - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
AME24-006	7/31/24

Zone Change Application Information

Zone changes are outlined in CBJ 49.75 article I

Pre-Application Conference: A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at Permits@juneau.org.

Application: An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
 - A. The boundaries of the existing and proposed zone change and proposed buffers;
 - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
 - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xml, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary.

Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.

Hearing: Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

Public Notice Responsibilities: All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

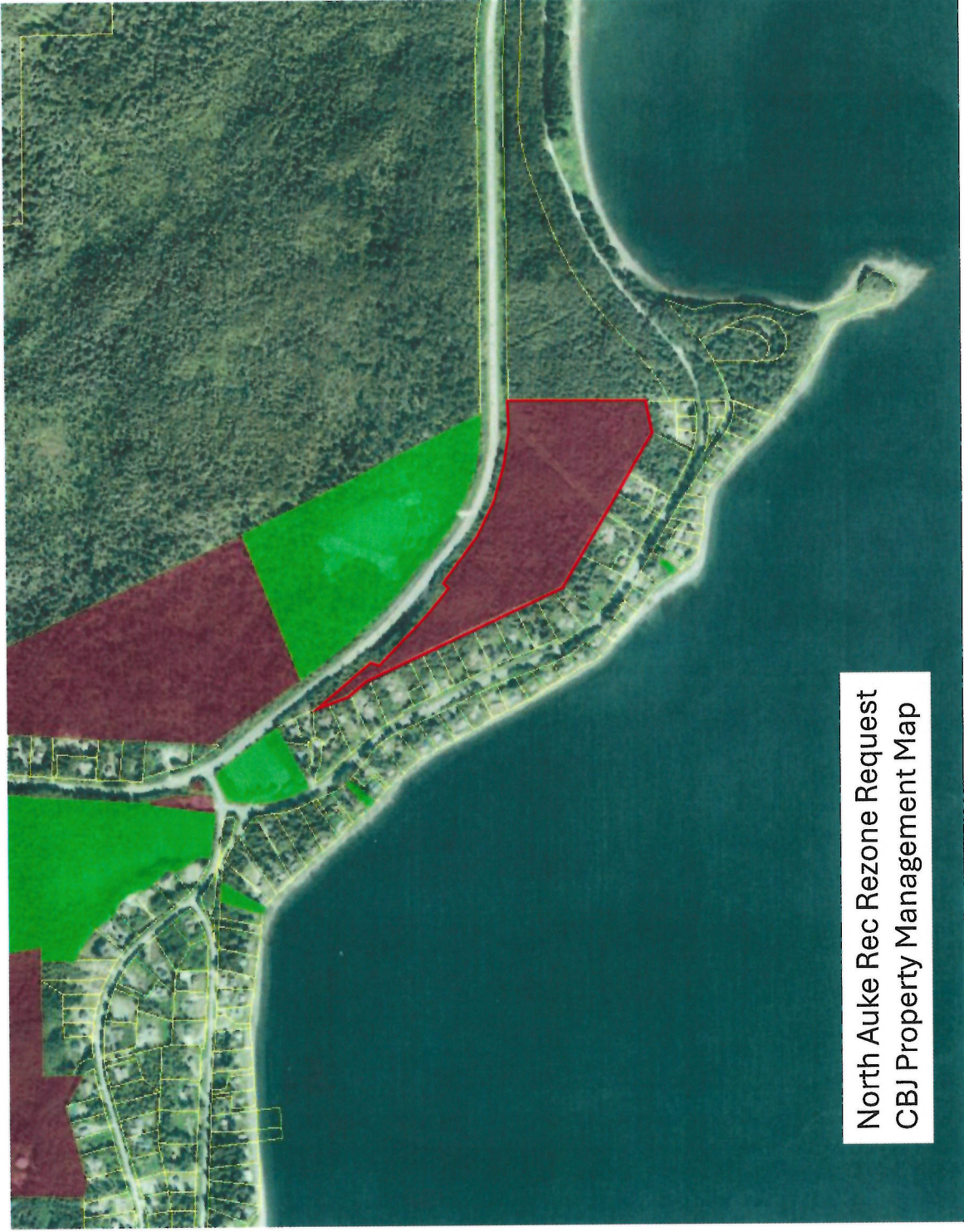
Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



North Auke Rec Rezone Request
Current Zoning



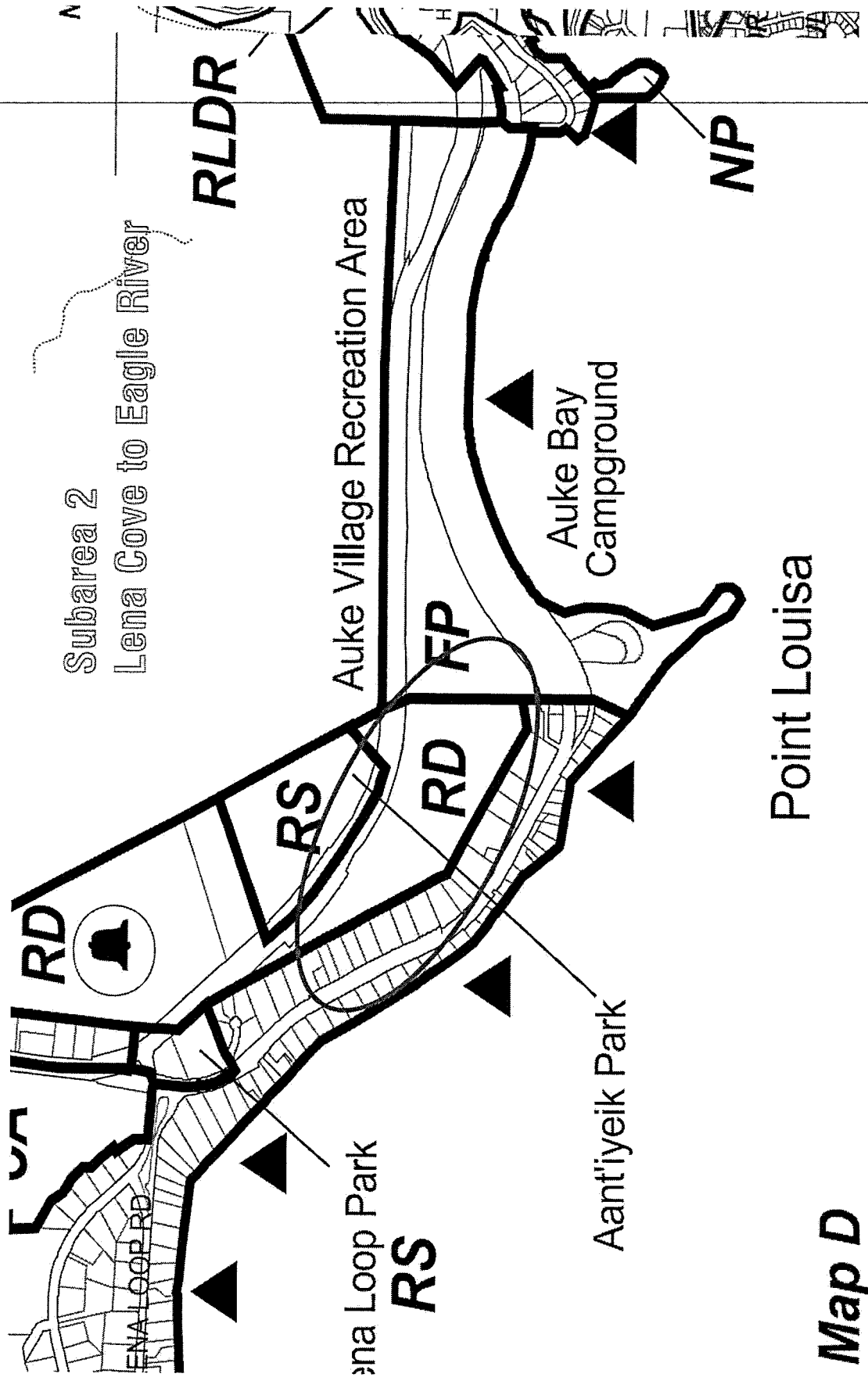
North Auke Rec Rezoning Request
CBJ Property Management Map



North Auke Rec Rezoning Request
Comprehensive Plan Boundaries



North Auke Rec Rezoning Request
Utility Connections



Map D



North Auke Rec Rezone Request
Proposed Zoning

7. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
8. Investigate the potential costs and benefits of constructing an access road to existing private properties and disposing of some CBJ-owned properties on Pt. Stephens.

Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)

Community Form: Urban for Auke Bay.

Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.

Transition from rural to urban in the remainder of the West Mendenhall Valley.

Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Much of this subarea is a Transition area, where higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.

NATURAL RESOURCES AND HAZARDS:

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Auke Bay, Auk Nu Cove, Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Auke Nu Creek, Weydelich Creek, Bay Creek, Lake Creeks, Montana Creek, Mendenhall River, Auke Lake, Jordan Creek, Duck Creek
Impaired Water Body	Pederson Hill Creek (aka Casa Del Sol Creek)
Wetlands/Tidelands	West Mendenhall Valley, Spuhn Island,
Gravel and Mineral Resources	Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge, Montana Creek, Auke Nu Cove
Hazards	Flooding: Montana Creek, West Mendenhall Valley, all coastal areas. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Montana Creek (above the roaded area)
Historic and Cultural Resources	Subarea-wide

Table 11.3

Subarea 2: Lena Cove to Eagle River, Including Shelter Island (Maps B, C, & D)

Community Form: Rural

The Rural Dispersed Residential (1 dwelling per acre) and Rural Low Density Residential (1 to 3 dwellings per acre) designations predominate in this Subarea, primarily due to the absence of both public water and public sewer in the area; there are no plans to provide or extend sewer service to this area; nor are there plans to extend water service north of Cohen Drive. The lands in the Auke Nu/Point Lena area were designated Rural Low Density Residential (1 to 3 dwellings per acre) primarily because of the established development pattern therein.

NATURAL RESOURCES AND HAZARDS

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Lena Cove, Tee Harbor, Shelter Island, Amalga Harbor, Shrine of St. Therese
Stream and Lakeshore Corridors	Peterson Creek, Shrine Creek, Lena Creek, Tee Creek
Watersheds	Peterson Creek, Herbert River
Gravel and Mineral Resources	Herbert River
Hazards	Flooding: Peterson Creek, Strawberry Creek, all coastal areas
Historic and Cultural Resources	Subarea-wide, Shrine of St. Therese, Auk Rec and Indian Point areas

Table 11.2

Guidelines and Considerations for Subarea 2:

1. Preserve shoreline areas in public ownership as fish and wildlife habitat and public open space/natural areas with public access to the water.
2. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the Lynn Canal.
3. Where appropriate, continue rural residential development.
4. Encourage development of boat launch facilities at South Tee Harbor.
5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations are listed in Subarea 1 and include: (a) enhance the Lena Loop Park as a neighborhood park with play areas, dog parks, restrooms and additional parking; (b) enhance Lena Point Park with trail parking, trail improvements, benches and interpretive signs; (c) Continue Tee Harbor to Berner's Bay cooperative management; (d) implement the Master Plan for Amalga Meadows area; and (e) protect stream corridors and establish a 200 foot stream buffer on CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan on each side of Peterson Creek and Shrine Creek.
6. The subarea is not served by the public sewer system, and is outside of the Urban Service Area boundary. Since municipal services are not to be provided outside of the urban service area boundary, there is no plan to extend public sewer to the subarea.



This property is currently zoned RR and is designated RD in the comp Plan.

The purpose of the requested zone change is to increase density of municipally owned property in accordance with adopted plans and Assembly goals.

The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The Implementation section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)