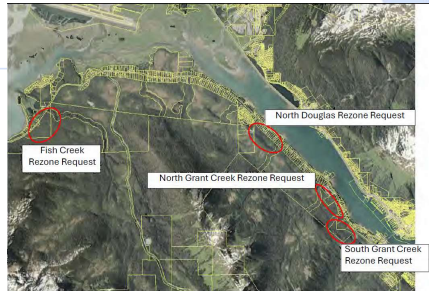




## Why rezone?

- Housing Assembly's #1 priority
- Review of
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands

Rezoning cannot be conditioned, but modifications can be made to the approval.



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## 2022 Property Acquisition and Disposal (PAD2022 0002)

- In 2022, Grant Creek Homes, LLC (GCH) applied for a CBJ land swap.
- The Assembly Lands, Housing and Economic Development Committee and the Planning Commission recommended approval for proposed disposal and acquisition.
- The land GCH already owns is zoned D18 and don't want to acquire the land under a different zoning district.



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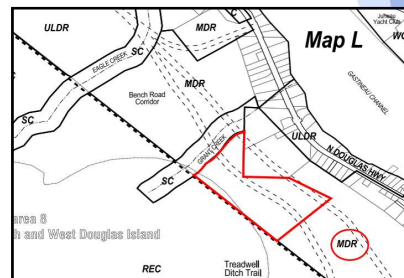


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## Comprehensive Plan guides

### MEDIUM DENSITY RESIDENTIAL

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

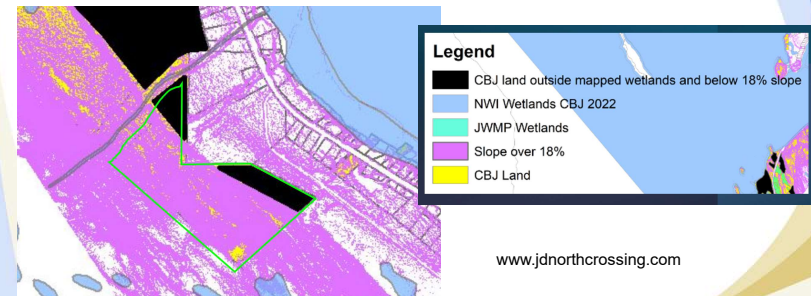


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## Slope and Wetlands



[www.jdnorthcrossing.com](http://www.jdnorthcrossing.com)

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What do plans say about land use?

What does rezoning to D18 look like?

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## Table of Permissible Uses—Residential

Use Description		D-3	D-18
<b>1</b>	<b>RESIDENTIAL</b>		
1.1	Single-family dwellings		
1.1.1	Single-family detached, one dwelling per lot	1	1
1.1.2	Single-family detached, two dwellings per lot	1	
1.1.3	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3
1.1.4	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	
1.2	Duplex	1	1
1.3	Multifamily dwellings		1, 3
1.5	Child and Day care homes		
1.5.1	Child; 12 or fewer children under the age of 12	1	1
1.5.3	Adult; 12 or fewer people, 12 years and older	1	1
1.5.5	Child care residence, 6 to 9 children under 18 years of age	3	3
1.6	Miscellaneous, rooms for rent situations		
1.6.1	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
1.6.2	Hotels, motels		
1.6.3	Single room occupancies with private facilities	1, 3	
1.7	Home occupations	1	1
1.9	Common wall development		
1.9.1	Two dwelling units	1	
1.9.1.1	Accessory apartments <sup>x</sup>	1, 3	1, 3
1.9.2	Three or more dwelling units		1, 3

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To find the details...

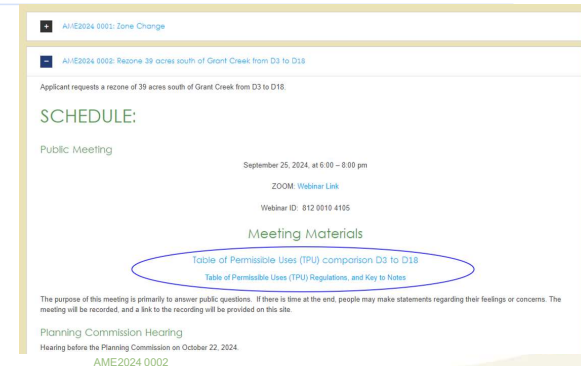


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To find the details...



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## Similarities between D3 and D18

- Single-Family Dwellings
- Accessory Apartments
- Duplexes
- Child and Daycare Homes
- Home Occupations
- Open Space
- Transit Station
- Minor Utility Facilities
- Temporary Structures used in Connection With Construction

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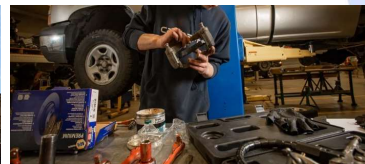
## D3 & D18: Requires Conditional Use Permit

- Rooming and Boarding Houses
- Schools
- Churches, Synagogues, Temples
- Libraries, Museums, Art Galleries
- Most Outdoor Recreational Facilities
- Assisted Living Centers, Child Care Centers
- Correctional Facilities
- Transit Centers

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Not allowed

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## Differences between D3 and D18

USE	Current D3	Proposed D18
Common Wall Development- two units	No	Yes
Common Wall Development- three units	No	Yes/CUP
Out-patient clinics	No	CUP
Services and Enterprises Related to Animals	CUP	No
Funeral Home	Yes	No
Light manufacturing	No	CUP
Theatres under 200 seats	No	CUP
Mining Operation/ Gravel Extraction	CUP	No
Hens, 6 maximum	Yes	CUP
Public Works Facilities	CUP	No

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## Dimensional Standards

	Current Actual	Current D3	Proposed D18
Minimum lot size, square feet	33/654 acres	12,000 sq. ft.	5,000 sq. ft.
Minimum lot width, linear feet		100 ft.	50 ft.
Maximum lot coverage	0%	35%	50%
Maximum height, permissible		35 ft	35 ft.
Maximum height, accessory		25 ft	25 ft.
Minimum front yard setback		25 ft.	20 ft.
Minimum rear yard setback		25 ft.	10 ft.
Minimum side yard setback		10 ft.	5 ft.
Minimum street side setback		17 ft.	13 ft.

Anadromous Streams: 50' no development, 25' no disturb.

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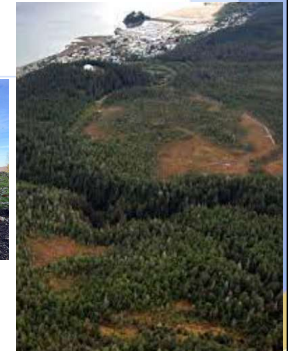


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## Potential for Subdivision

D3: 117 units

D18: 702 units



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AME2024 0009



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## Process

- Neighborhood informational meeting
  - Staff analysis and report
  - Report posted week of October 14, 2024
  - Planning Commission Hearing: October 22, 2024.
- Recommendation to:
- Approve
  - Approve with modification
  - Deny
  - Continue

- Schedule with the Assembly (no post cards)

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## Thank you!

- Dan Bleidorn- CBJ Lands Manager

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## How to Comment

- Tonight
  - “Raise Hand” feature
  - Dial \*9 on your phone
  - Type questions in “Q&A.”
- Up until September 30- comments included in Staff Report
- No later than NOON on THURSDAY, OCTOBER 17, 2024
  - [PC\\_Comments@juneau.gov](mailto:PC_Comments@juneau.gov)
  - [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov)
- Attend the PC meeting in-person or virtually

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## To find the details...



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