



**Thank you for being
here!
The meeting will start
at 6:00 pm**

Proposed rezone:
66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway
CBJ Lands and Resources

Submit comments to:
Irene Gallion, Senior Planner, CBJ
Irene.Gallion@Juneau.gov
(907) 586-0753, x4130

AME2024-0004

Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway

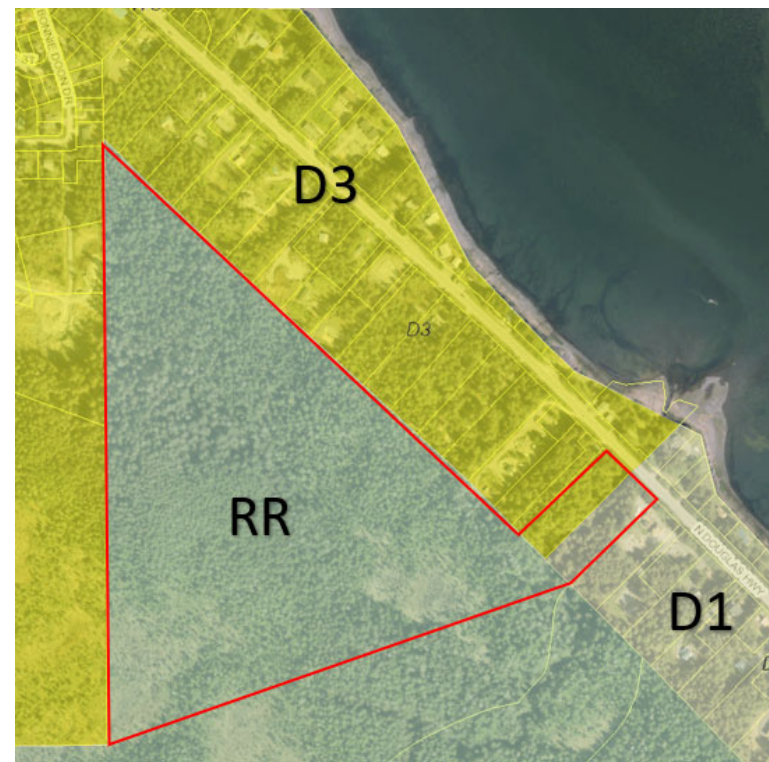
From RR and D1 to D3

APPLICANT: CBJ Lands and Resources

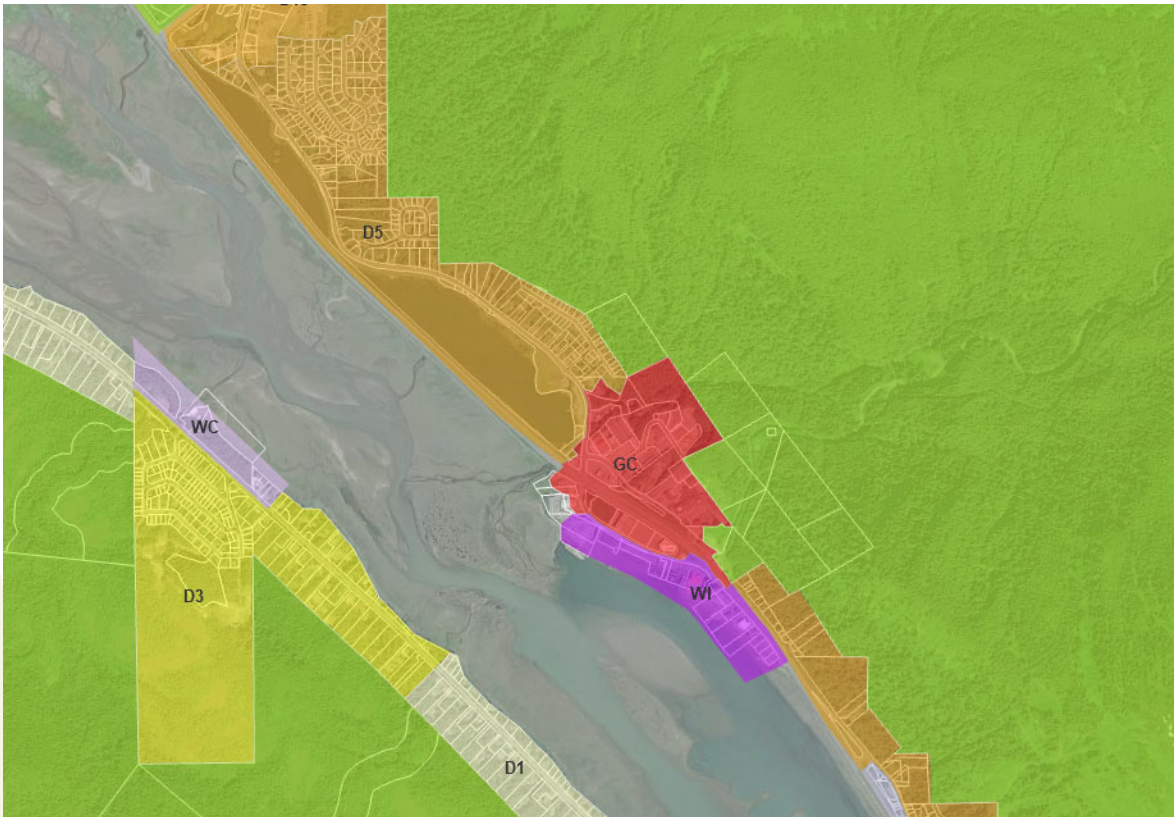
START RECORDING

What will happen today

- Presentation from CBJ
 - What is being requested and why
 - Regulatory details
 - What the process is
- Applicant shares information
- Open to your questions.



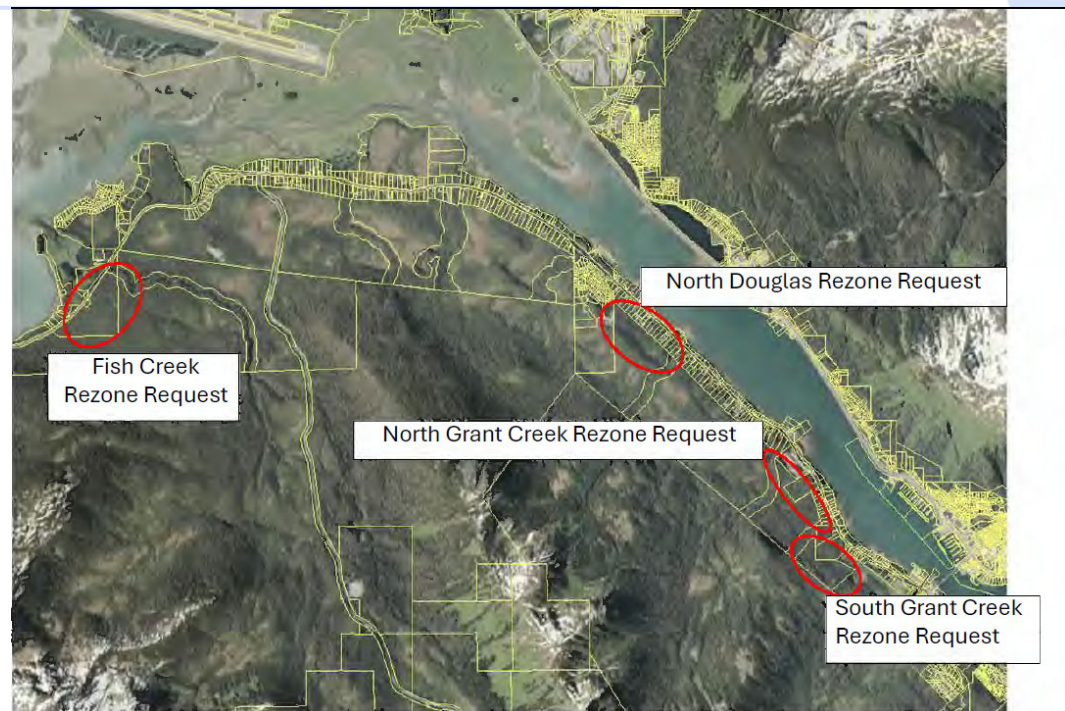
What is a “rezone”?



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Why rezone?

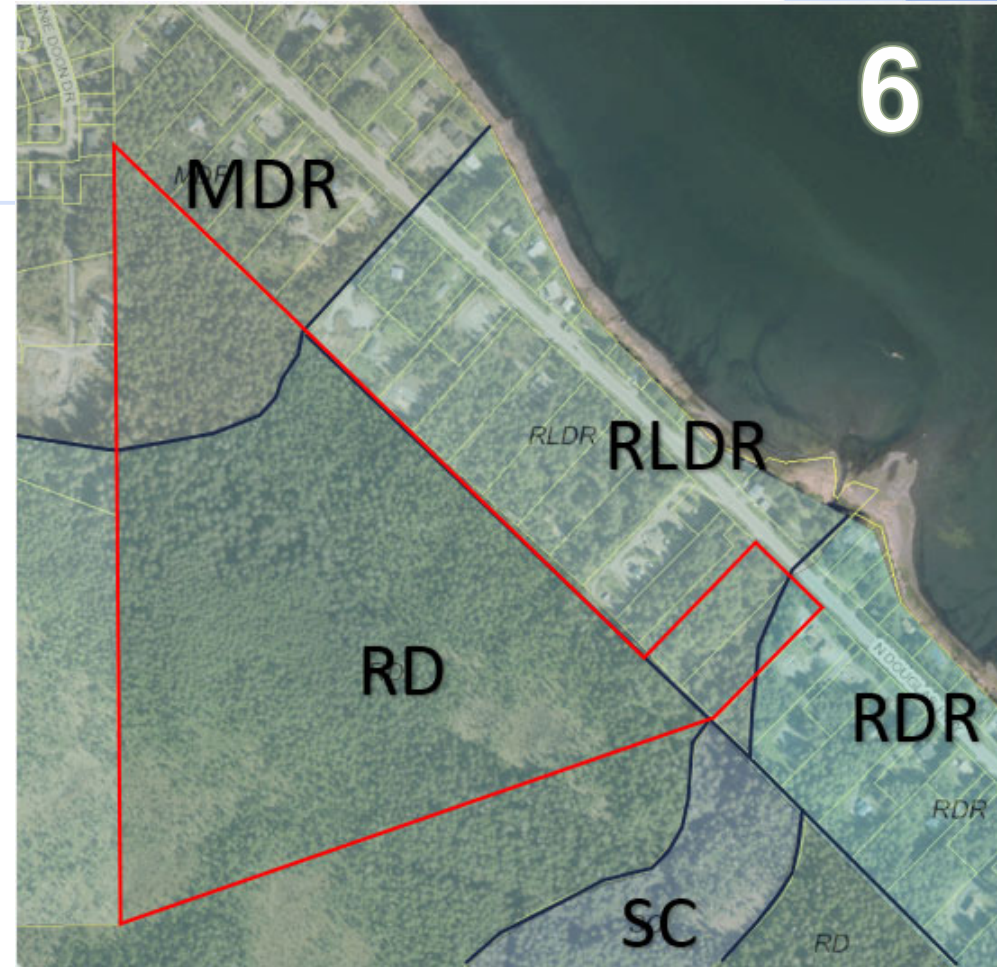
- Housing Assembly's #1 priority
- Review of
 - CBJ land portfolio
 - Land Management Plan
 - Topography
 - Access
 - Road frontage
 - Utilities
 - Wetlands



Rezoning cannot be conditioned except for public health and safety (sewer, water).

Comp Plan guides

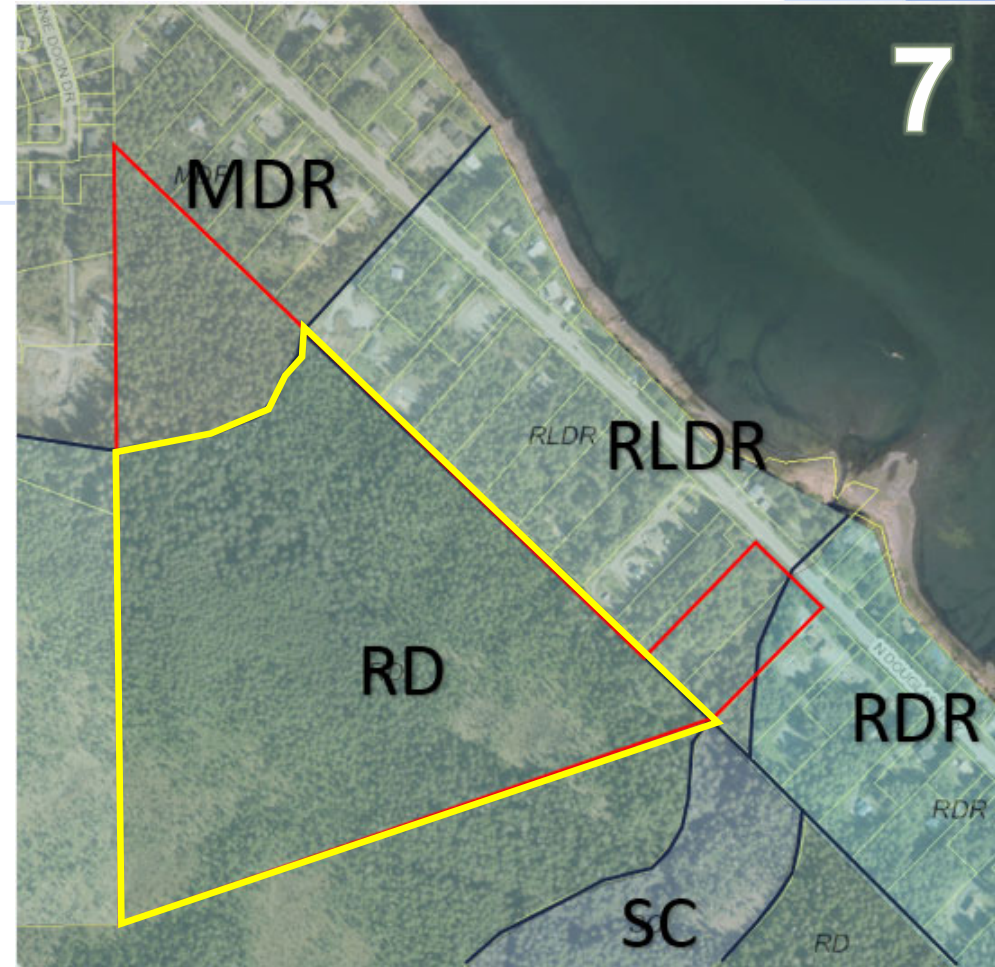
- Resource Development
- Medium Density Residential
- Rural Low Density Residential
- Rural Dispersed Residential



Comp Plan guides

RESOURCE DEVELOPMENT (RD)

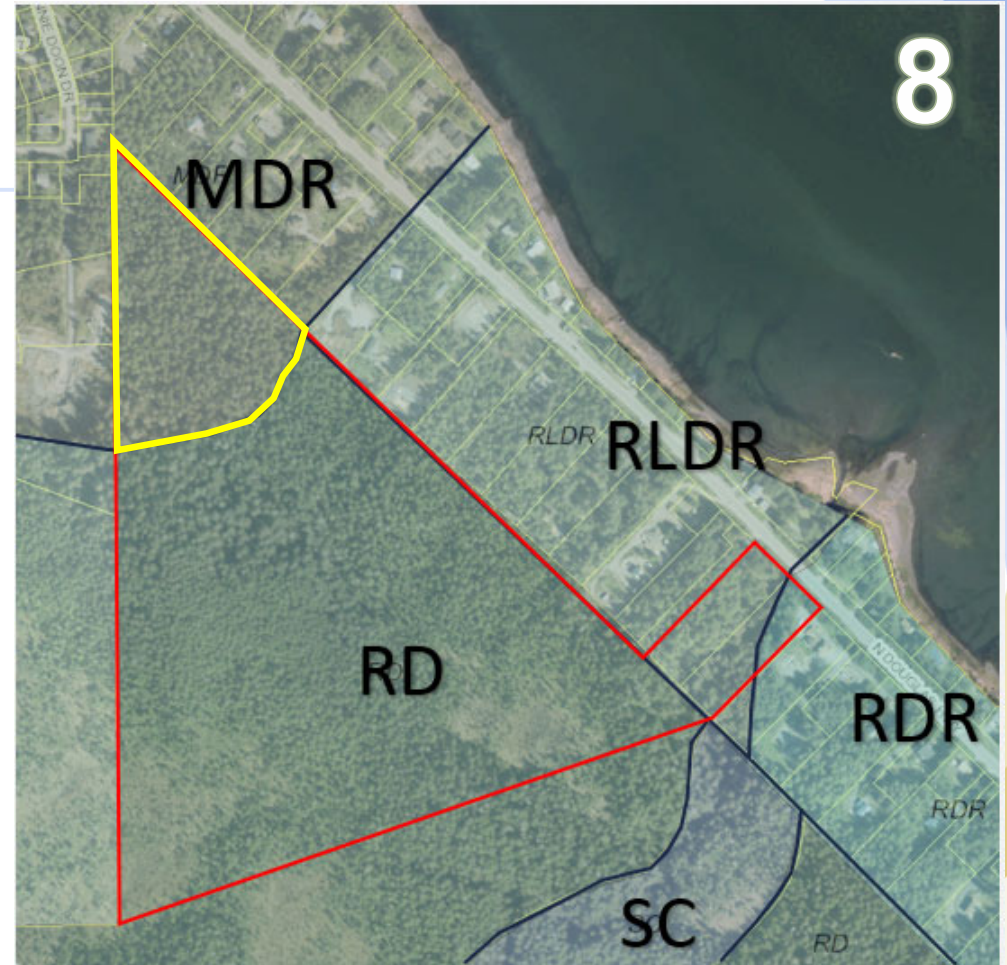
- Conserve natural resources UNTIL specific land use developed.
- Should be re-designated and rezoned appropriately.



Comp Plan guides

MEDIUM DENSITY RESIDENTIAL (MDR)

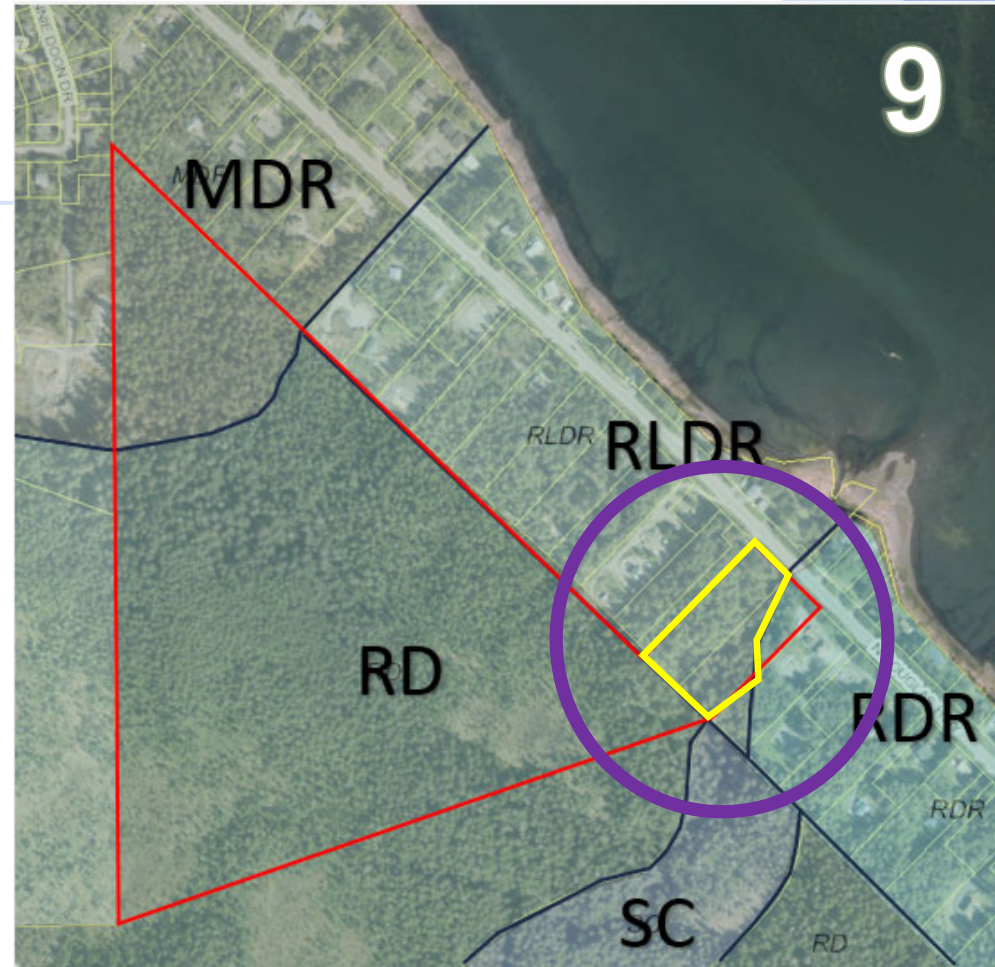
- Urban residential lands.
- Multi-family.
- Density of 5-20 units per acre.
- Commercial development must be consistent with residential.



Comp Plan guides

RURAL LOW DENSITY RESIDENTIAL (RDRL)

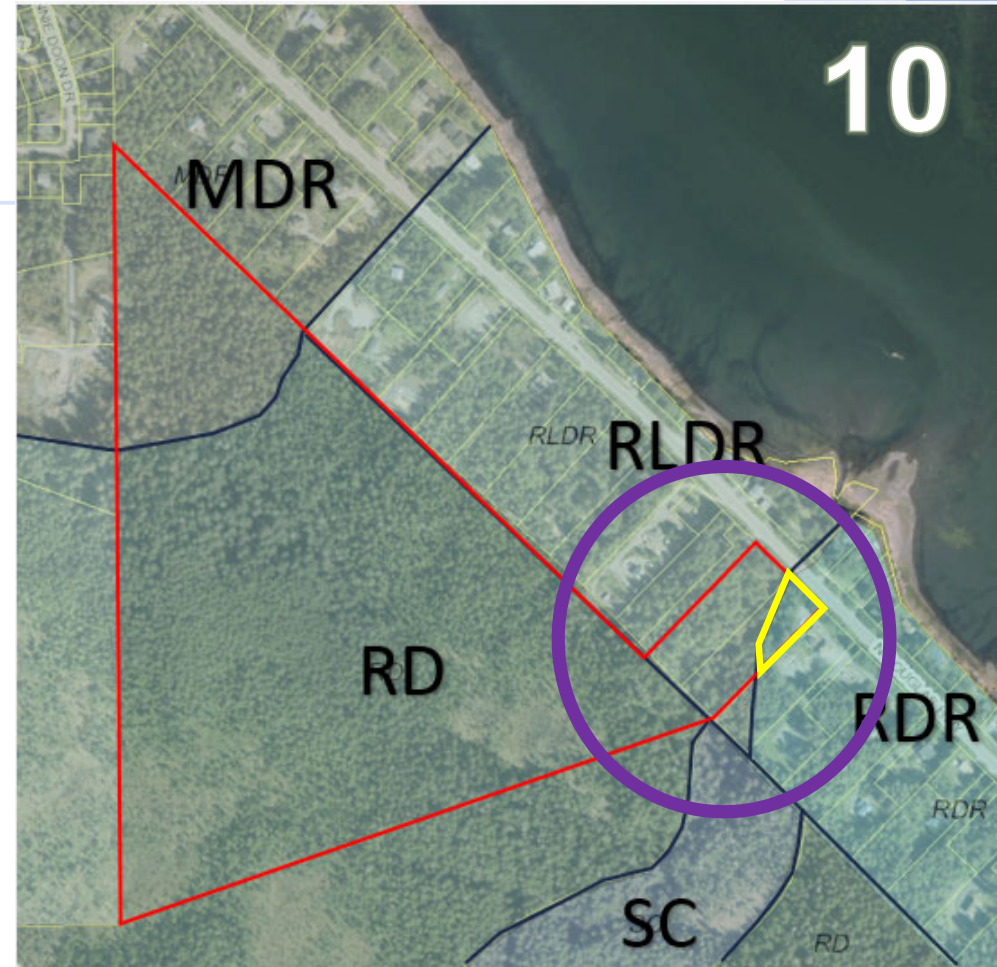
- 1-3 units per acre.
- Based on utilities available.



Comp Plan guides

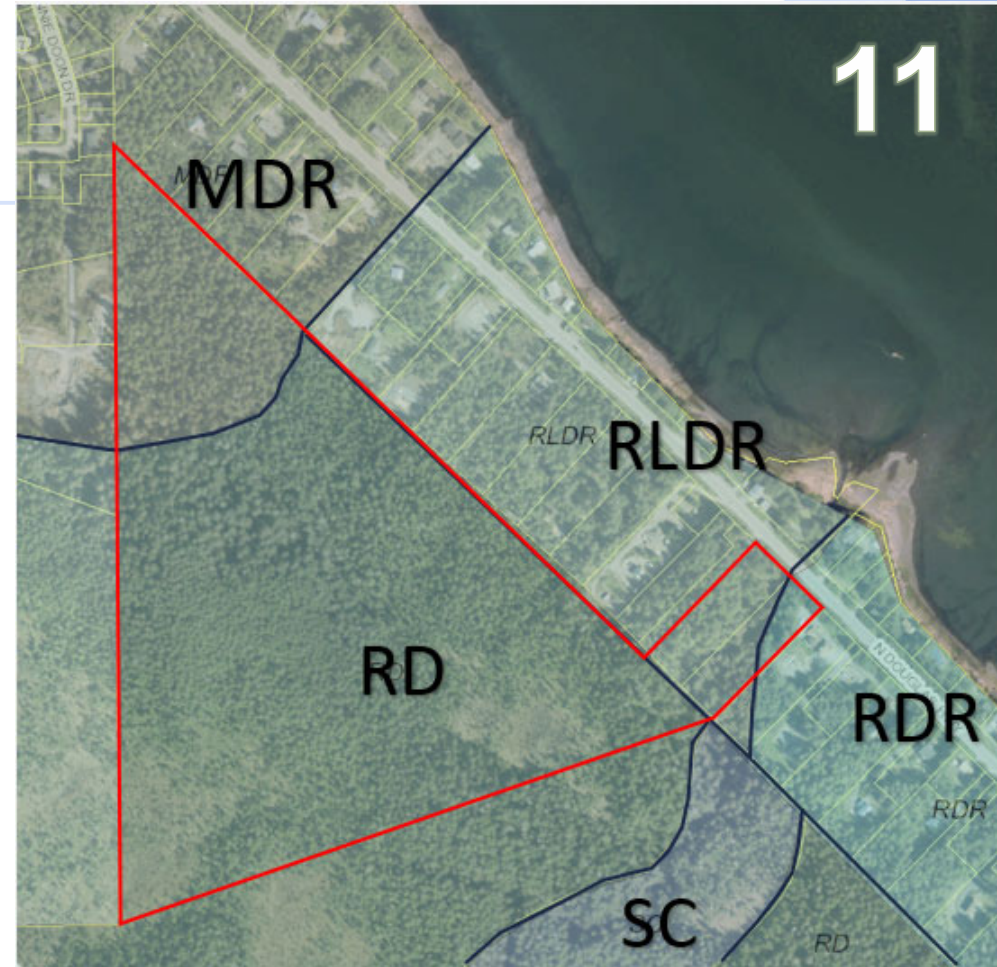
RURAL DISPERSED RESIDENTIAL (RDR)

- Very low density development.
- Assumes no utilities.
- 1 unit per acre.
- Small-scale visitor facilities.

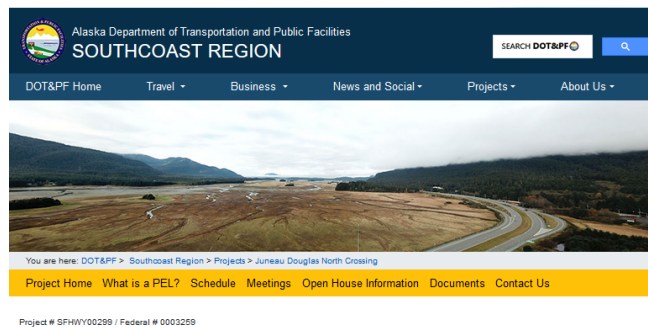


Comp Plan guides

- ✓ Resource Development
- ✓ Medium Density Residential
- ✓ Rural Low Density Residential
- ✓ Rural Dispersed Residential



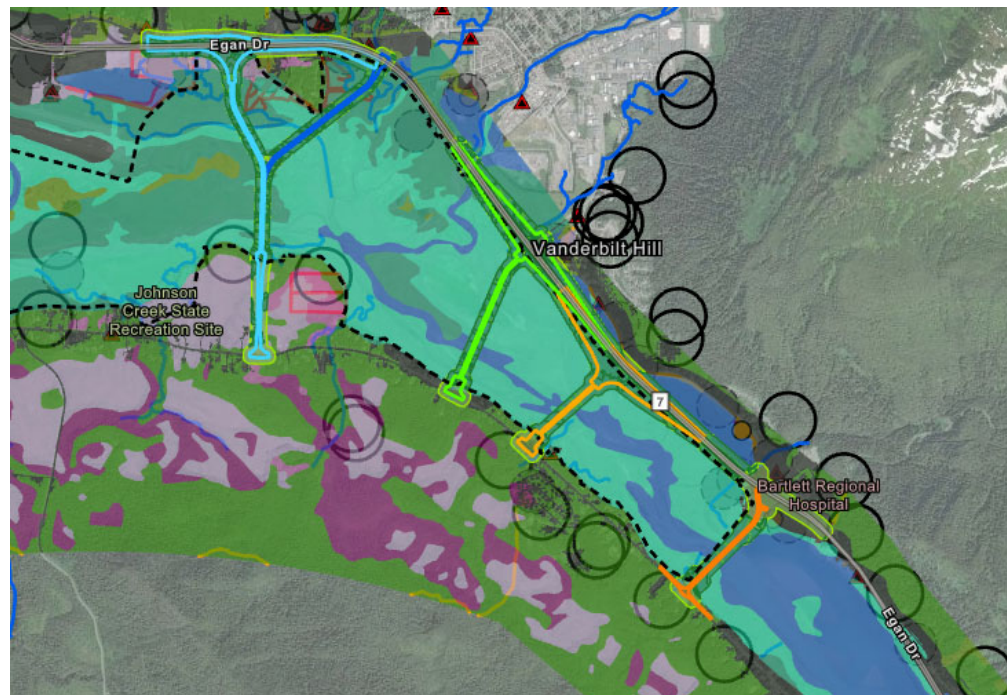
Ongoing PEL Study – North Crossing



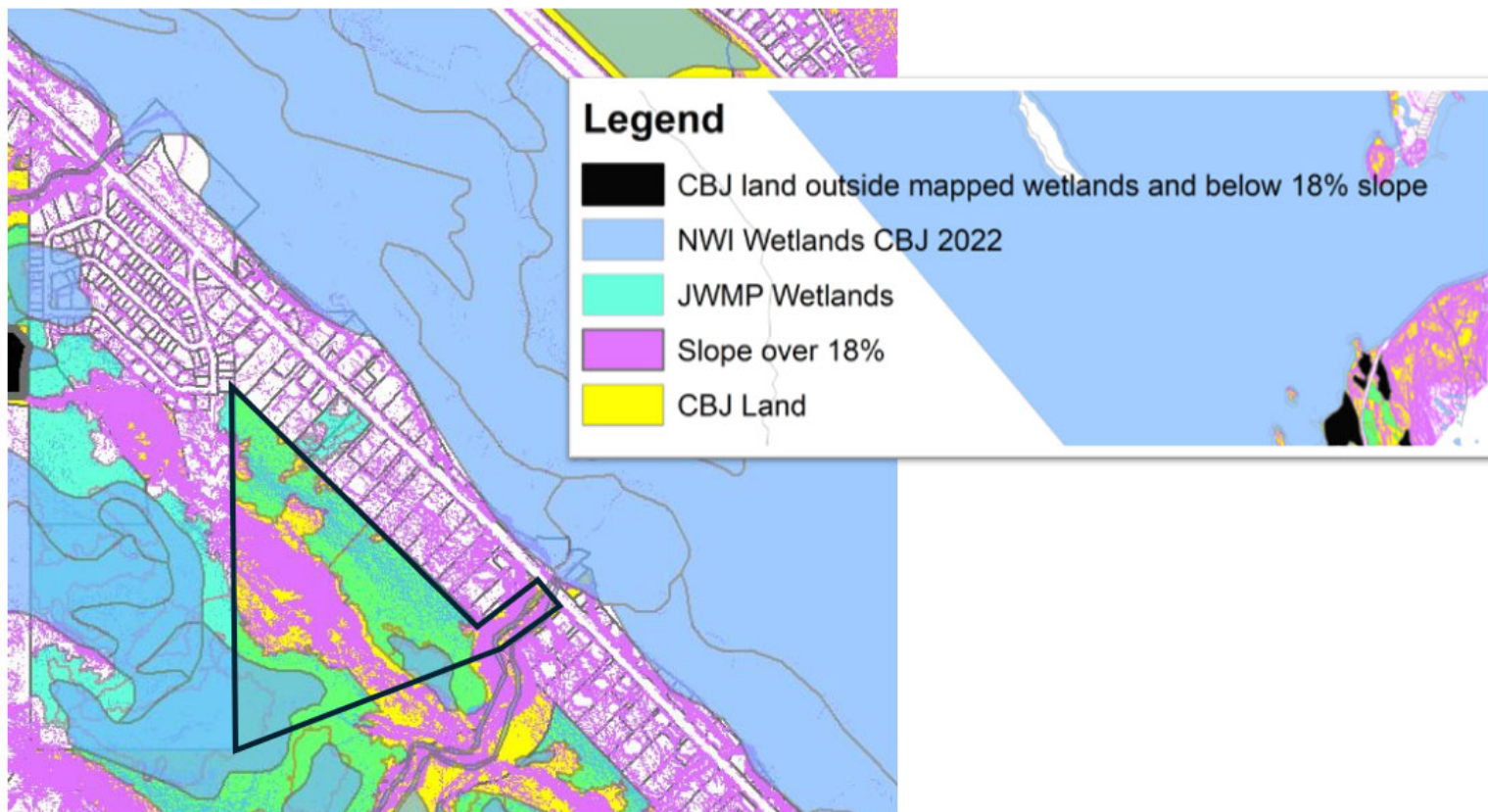
Juneau Douglas North Crossing PEL Study

What's New!

- **Level 2 Screening GIS Maps:** [Click here](#) to view the maps.
- **Fieldwork Reports:** View the reports from the fieldwork completed last fall on the [Documents](#) Page.
- To supplement the level 2 screening process, the study team has met with agencies and organization. Visit the [Meetings](#) page.
- Click [here](#) to download the Detailed Alternatives.
- **StoryMap:** Click [here](#) to view the PEL study background, purpose and need, preliminary alternatives and brief descriptions, screening process, and schedule.
- Visit the [Documents](#) Page to view Baseline Data Maps and Technical Memos, Cross Sections, and Recommended Alternative Criteria Memo, Level 1 Screening Memo, Origin Destination Data Memo, and Bridge Volume Forecast Memo.



Slope and wetlands



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What do plans say about land use?

What does rezoning to D3 look like?

Table of Permissible Uses

| | Use Description | RR | D-1 | D-3 |
|------|--|------|------|------|
| 1 | RESIDENTIAL | | | |
| 1.1 | Single-family dwellings | | | |
| 1.11 | Single-family detached, one dwelling per lot | 1 | 1 | 1 |
| 1.12 | Single-family detached, two dwellings per lot | 1 | 1 | 1 |
| 1.13 | Single-family detached, accessory apartment ^x | 1, 3 | 1, 3 | 1, 3 |
| 1.14 | Single-family detached, two dwellings per lot, accessory apartments ^x | 1, 3 | 1, 3 | 1, 3 |
| 1.2 | Duplex | 1 | 1 | 1 |
| 1.3 | Multifamily dwellings | | | |
| 1.5 | Child and Day care homes | | | |
| 1.51 | Child; 12 or fewer children under the age of 12 | 1 | 1 | 1 |
| 1.52 | Reserved | | | |
| 1.53 | Adult; 12 or fewer people, 12 years and older | 1 | 1 | 1 |
| 1.54 | Reserved | | | |
| 1.55 | Child care residence, 6 to 9 children under 18 years of age | | 3 | 3 |

| Residences | Commercial Structure | Commercial Land |
|------------|----------------------|-----------------|
| >2 | 5,000 sf | 10,000 sf |

**Major
Development**

To find the details...



To find the details...

+ AME2024 0002: Rezone south of Grant Creek D3 to D18

+ AME2024 0003: 1925 Davis Avenue Rezone, D10 to D15

- AME2024 0004: 6101 through 6615 North Douglas Highway Rezone, RR to D3

Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

SCHEDULE:

Public Informational Meeting

September 17, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 811 8463 6159

MEETING MATERIALS:

[Table of Permissible Uses \(TPU\) RR, D1 and D3 comparison](#)

[Table of Permissible Uses \(TPU\) Regulations, and Key to Notes](#)

The purpose of this meeting is primarily to answer public questions. If there is time at the end, people may make statements regarding their feelings or concerns. The meeting will be recorded, and a link to the recording will be provided on this site.

D3



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D3: Requires Conditional Use Permit



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Not allowed

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Differences between districts

| USE | RR | D1 | D3 |
|-----------------------------------|-----|-----|----|
| Manufacture, light to heavy | CUP | No | No |
| Marijuana retail, testing | CUP | No | No |
| Cultivation > 500 sf | CUP | No | No |
| Cultivation < 500 sf | CUP | CUP | No |
| Restaurants without drive-through | CUP | No | No |
| Stables, dog teams | CUP | CUP | No |
| Resort, lodge | CUP | CUP | No |
| Visitor facilities | CUP | CUP | No |

Dimensional Standards

| Zoning Regulations | | RR | D-1 | D-3 |
|----------------------------------|---|------------------|--------|--------|
| Minimum Lot Size | | | | |
| | Permissible Uses | 36,000 | 36,000 | 12,000 |
| | Bungalow | | 18,000 | 6,000 |
| | Duplex | 54,000 | 54,000 | 18,000 |
| | Single-family detached, two dwellings per lot | 72,000 | 72,000 | 24,000 |
| Minimum lot width | | 150' | 150' | 100' |
| | Bungalow | | 75' | 50' |
| Maximum lot coverage | | | | |
| | Permissible uses | 10% | 10% | 35% |
| | Conditional uses | 20% | 20% | 35% |
| Maximum height permissible uses | | 45' | 35' | 35' |
| | Accessory | 45' | 25' | 25' |
| | Bungalow ⁹ | | 25' | 25' |
| Minimum front yard setback | | 25' | 25' | 25' |
| Minimum street side yard setback | | 17' | 17' | 17' |
| Minimum rear yard setback | | 25' ² | 25' | 25' |
| Minimum side yard setback | | 15' ² | 15' | 10' |

Potential for Subdivision

| | | | | |
|-----------------------|---------------------|-----------------------|-----------------------|--------------|
| Lot | USS 4605 FR | USS 3172 LT 37 | USS 3172 LT 38 | Total |
| Parcel | 6D0611000010 | 6D0801010050 | 6D0801010040 | |
| Zoning | RR | D3 | D1 | |
| Square Feet | 2,744,280 | 98,881 | 98,881 | |
| Current Zoning | 76 | 8 | 2 | 86 |
| D3 | 228 | 8 | 8 | 244 |

Access



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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 conditions~~
 - Deny
 - Continue

- Schedule with the Assembly (no post cards)

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Zoom Informational Meeting
About a Rezone in Your Neighborhood
Your Community, Your Voice



Proposed Rezone Boundary




CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT
135 Heritage Way • Juneau, Alaska 99801

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TO

The Community Development Department is hosting an informational meeting on a proposal to rezone 66 acres uphill (Southwest) of 6101 through 6615 North Douglas from RR to D3. This meeting will be held virtually over Zoom. Your questions are welcome.



NEIGHBORHOOD MEETING
September 17, 2024, 6:00 PM
Call In: +1 253 215 8782
Webinar ID: 811 8463 6159
<https://juneau.zoom.us/j/81184636159>

If you are not able to attend this meeting but have questions or comments, please contact Irene Gallion, Senior Planner, at (907) 586-0753 ext. 4130 or irene.gallion@juneau.org.

This project is scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.
Printed August 28, 2024

Case No.: AME2024 0004
Parcel No.: 6D0611000010
CBI Parcel Viewer: <http://epv.juneau.org>

Thank you!

- Dan Bleidorn, CBJ Lands and Resources Manager

To comment:

<https://juneau.org/community-development/short-term-projects>

Planning Commission Hearing

Hearing before the Planning Commission on October 22, 2024.

The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).

Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.

Comments received between September 24, 2024, and October 17, 2024, at noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024, at NOON

Note that Friday, October 18th, is the Alaska Day holiday.

Please send comments to:

PC_comments@juneau.gov

Irene.Gallion@juneau.gov

(907) 586-0753 x4130

Comment summary so far...
