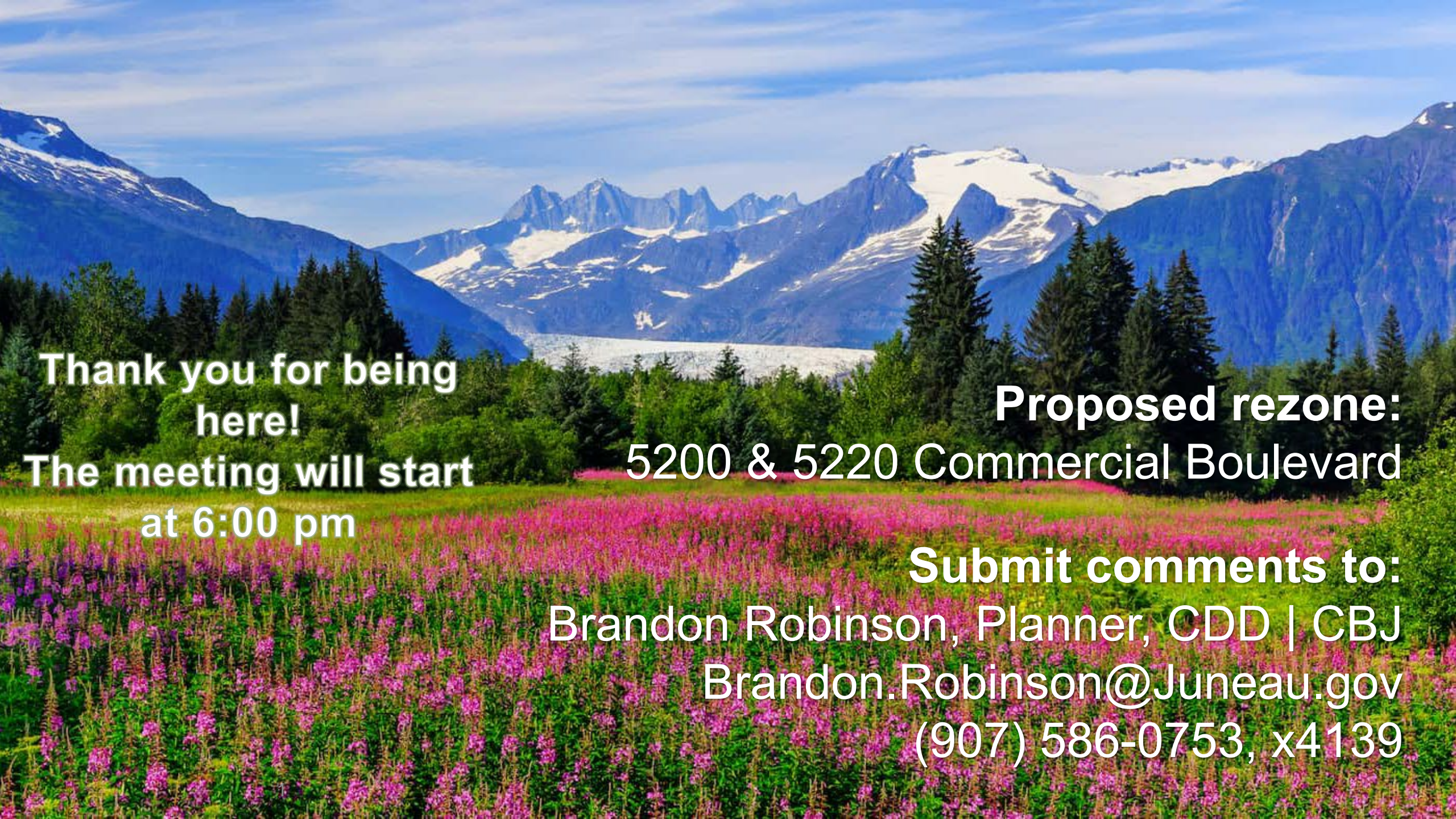




**Thank you for being
here!
The meeting will start
at 6:00 pm**

**Proposed rezone:
5200 & 5220 Commercial Boulevard**

**Submit comments to:
Brandon Robinson, Planner, CDD | CBJ
Brandon.Robinson@Juneau.gov
(907) 586-0753, x4139**

AME2025-0002

Rezone of 5200 and 5220 Commercial Boulevard
From Industrial to Light Commercial
APPLICANT: Charles Donart

START RECORDING

Before We Start...

- Navigate to Juneau.org/community-development
- Click on “Planning Commission Cases”



Get The Details!

- Click on our case for the night: AME25-02
- Download the TPU table linked

Greetings, Neighbor! Thank you for your interest in Juneau's development.

You may have received a post card referencing you to this page to learn about a project in your area. On that card is a Case Number below, and click on the "plus" sign for links to more information.

We hope this web page improves communication with our engaged public. Thank you for your patience while we work out the email: cdd_admin@juneau.gov



[AME2019 0015: Amendment Downtown Douglas / West Juneau Area Plan Draft](#)



[AME2025 0002: Rezone at 5200 & 5220 Commercial Blvd.](#)



[AME2025 0003: Rezone at 7170 Glacier Highway](#)



[ARF2025 0001: Alternative Residential Subdivision Final Plan Approval for Brow Tine Subdivision](#)



[ARP2024 0001: 76-unit development on 5.1 acres](#)



[CSP2025 0001: State Project for conversion to a Continuous Green T Intersection at Egan Dr. and Van](#)

What Will Happen Tonight?

- Short Presentation From CBJ
 - Regulatory Details
 - What Is Being Requested And Why
 - What The Process Is
- Applicant Shares Information
- Open to Your Questions

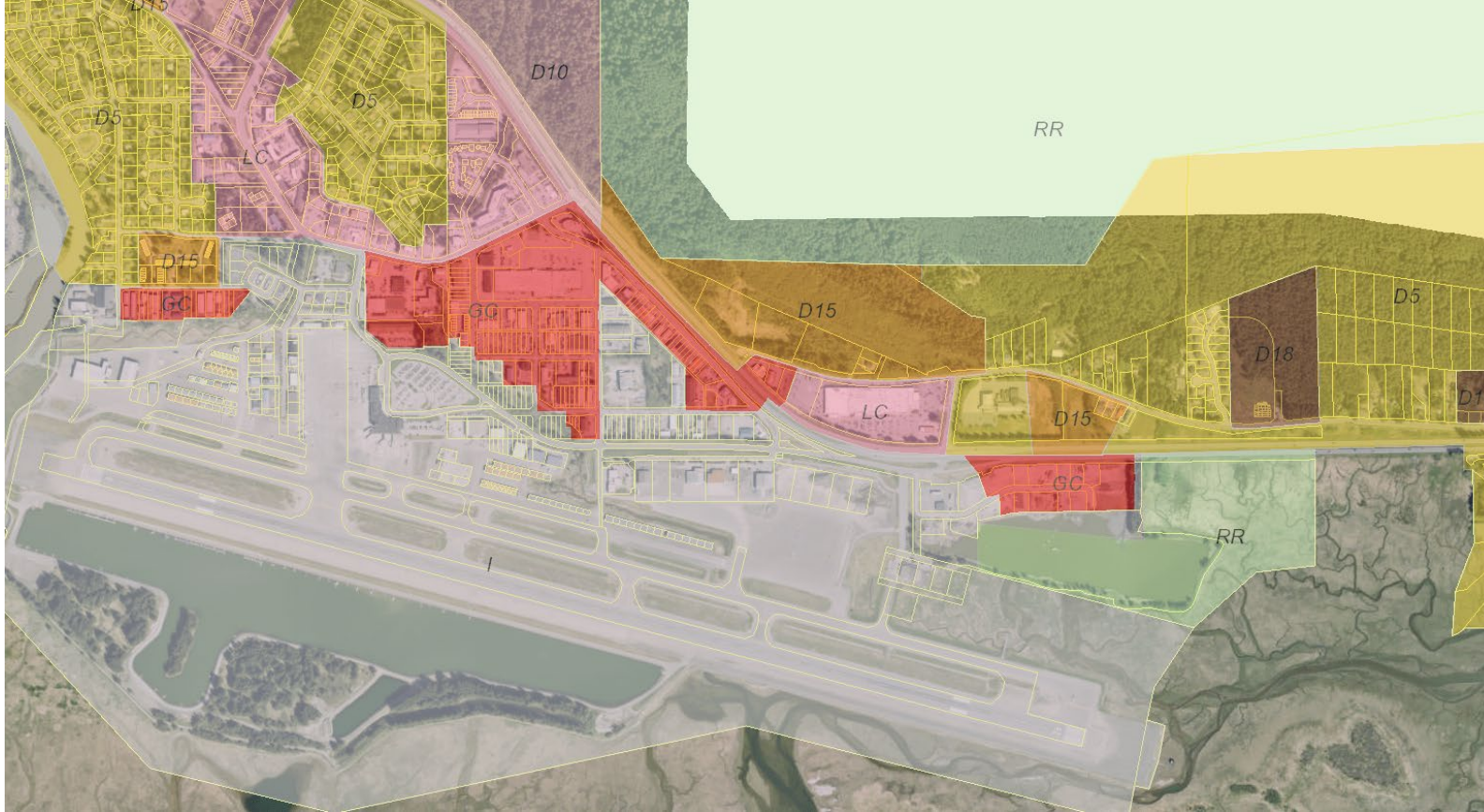


Zoning and the Table of Permissible Uses

- Primary purpose of zoning is to separate incompatible, but legitimate, land uses!
- Most of Juneau has been under a zoning code since 1969

No.	Use Description	Current Zoning (I)	Proposed Zoning (LC)
1.000	RESIDENTIAL		
1.110	Single-family detached, one dwelling per lot	Not Allowed	1
1.150	Caretaker Unit	1	
1.200	Duplex	Not Allowed	1
1.300	Multifamily Dwellings	Not Allowed	1,3
1.510	Child and Daycare Homes: Child; 12 or fewer children under the age of 12	Not Allowed	1
1.530	Child and Daycare Homes: Adult; 12 or fewer people, 12 years and older	Not Allowed	1
1.550	Childcare residence, 6 to 9 children under 18 years of age	Not Allowed	3
1.610	Miscellaneous, rooms for rent situations: Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site	Not Allowed	1,3
1.620	Hotels, motels	Not Allowed	1,3
1.630	Single room occupancies with private facilities	Not Allowed	1,3
1.815	Mobile homes on individual lots outside of mobile home parks (Note E)	1 (Note A)	3
1.820	Mobile home parks (Note E)	Not Allowed	3
1.830	Mobile home subdivision (Note E)	Not Allowed	3
1.911	Accessory dwelling units	Not Allowed	1
1.920	Three or more dwelling units	Not Allowed	1,3
1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.512	Not Allowed	1

What Is A “Rezone”?



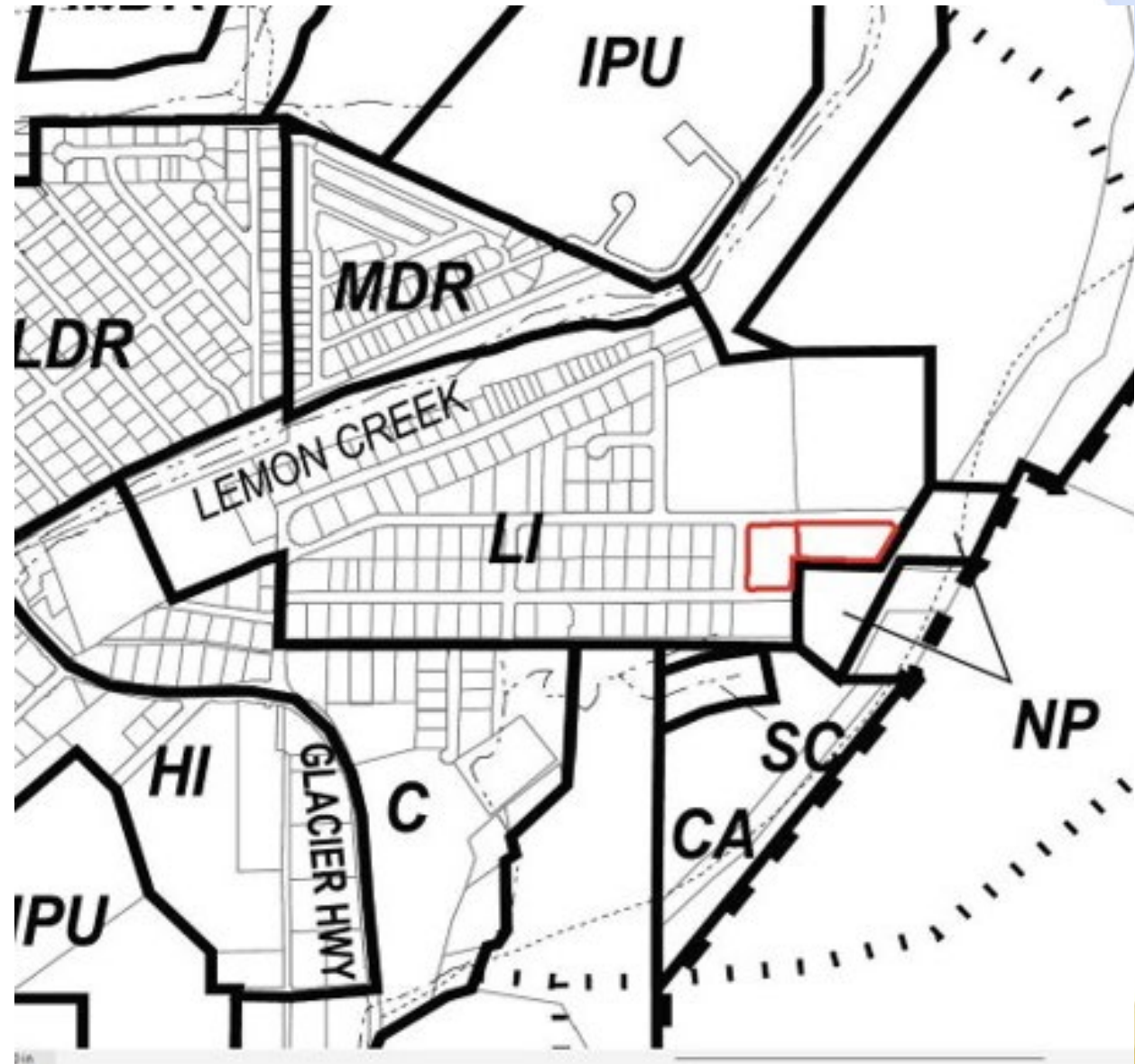
Why Rezone?

- To allow for different uses or standards than currently allowed.
- For this request:
 - Industrial: Other than caretaker units, residential not permissible
 - Light Commercial: Variety of residential uses permissible

Comprehensive Plan Land Use Guides

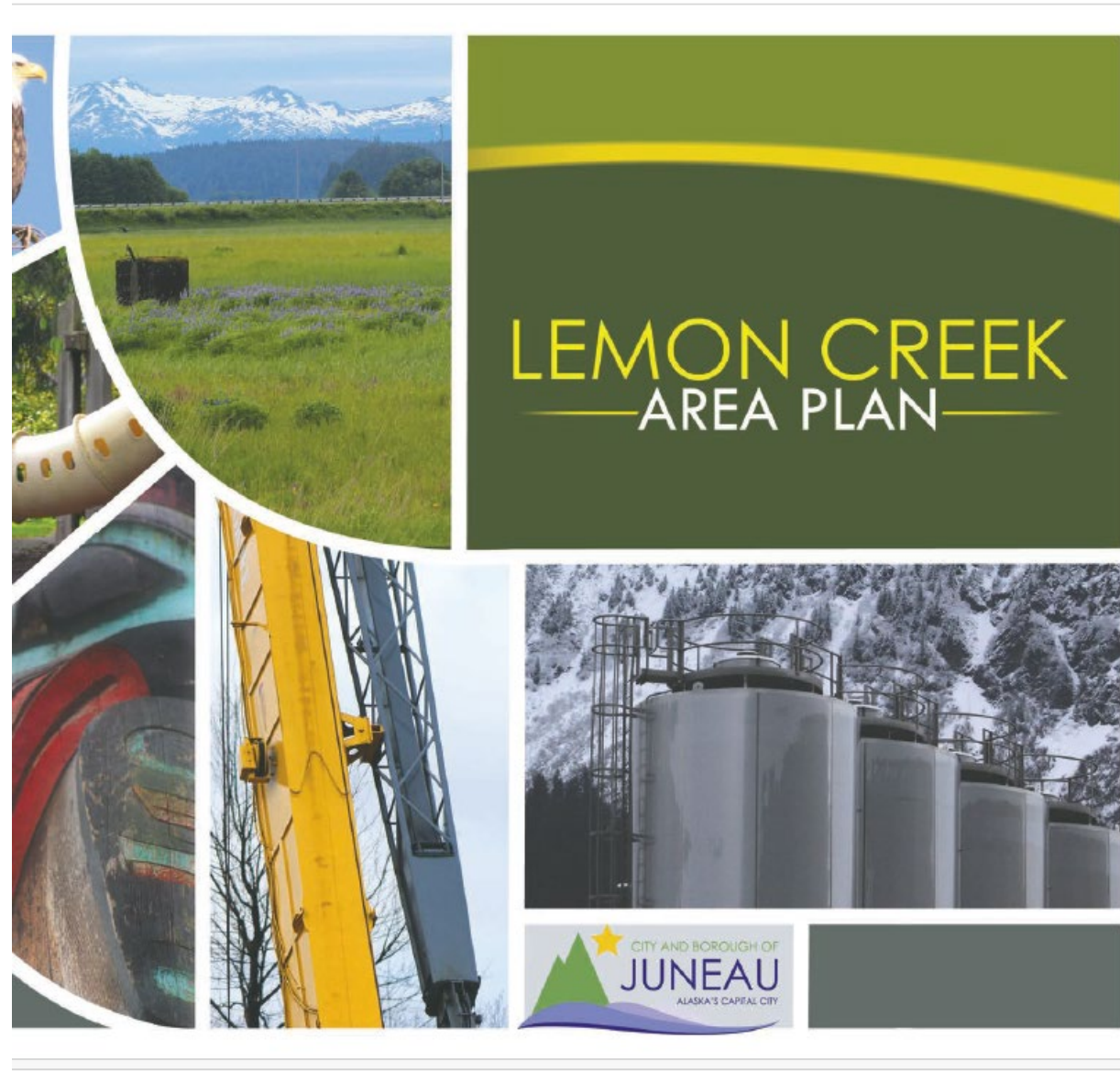
Light Industrial

- Land to be developed for heavy commercial or light industrial uses such as small- to medium-scale food processing; printing; wholesale trade; laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; indoor and outdoor storage; car, boat, and heavy-equipment sales; and repair and maintenance activities.
- Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.



2018 Lemon Creek Area Plan

- Desired intent mostly matched the intent in the Comprehensive Plan
 - Things like: enhance buffers between residential and industrial uses, preserve industrial space, retain manufacturing jobs
- But there was also the desire to see more flexibility with siting things like workforce housing



What Does Industrial Look Like?



What Does Light Commercial Look Like?



Similarities Between Industrial and Light Commercial



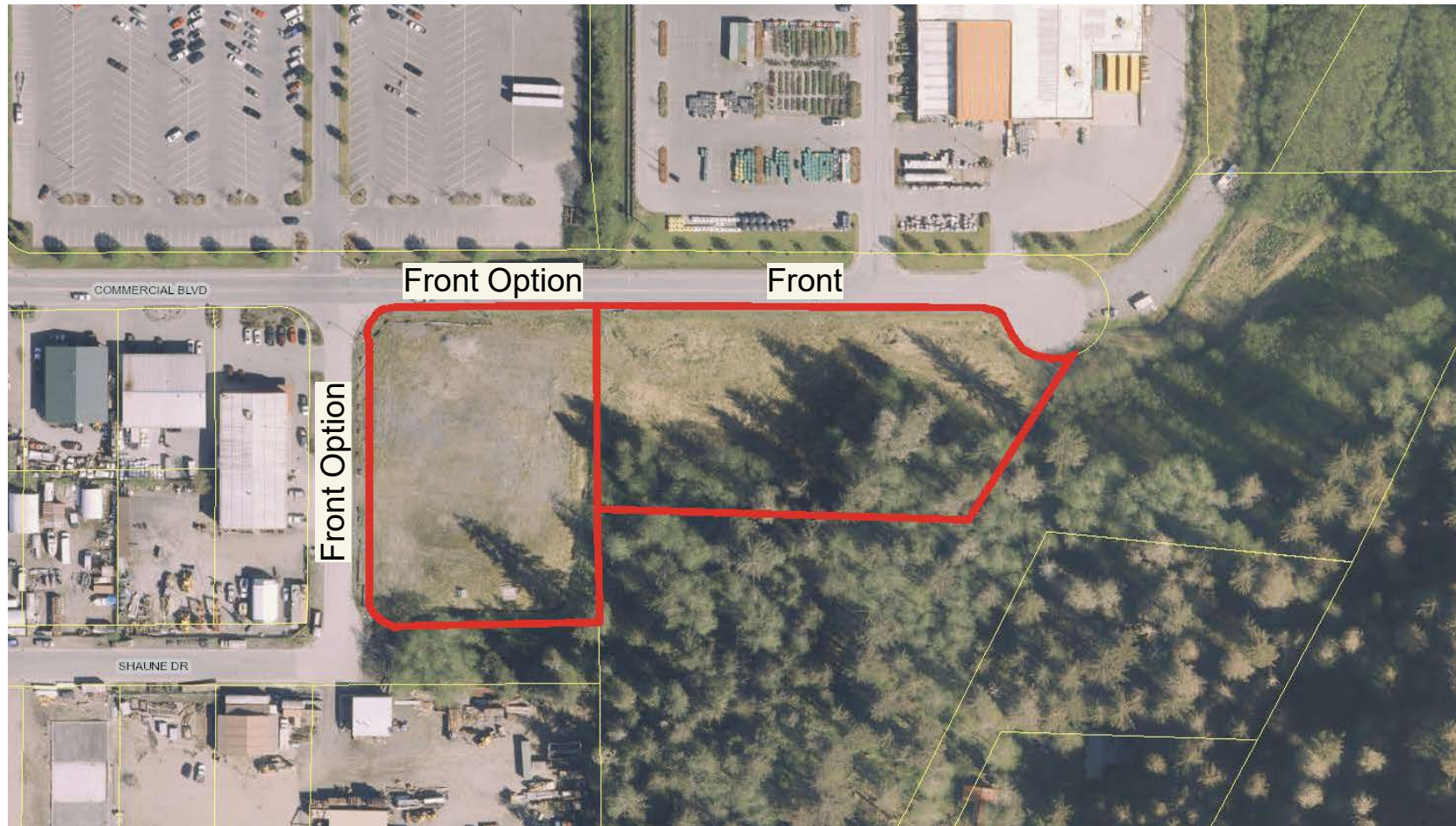
Differences Between Industrial and Light Commercial



Dimensional Standards

	Current: <i>Industrial</i>	Proposed: <i>Light Commercial</i>
Minimum Lot Size (Square Feet)	2,000	2,000
Minimum Lot Width (Feet)	20	20
Max. Lot Coverage (As % of Lot)	None	None
Max. Height, Permissible (Feet)	None	45
Max. Height, Accessory (Feet)	None	35
Min. Front Yard Setback (Feet)	10	25
Min. Rear Yard Setback (Feet)	10	10
Min. Side Yard Setback (Feet)	0	10
Min. Street-Side Setback (Feet)	10	17

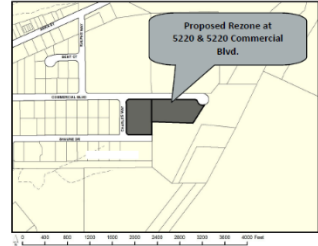
Dimensional Standards



Process

- Neighborhood Informational Meeting
(YOU ARE HERE)
- Staff Report Posted Week of October 6, 2025
- Planning Commission Hearing: October 14th, 2025
 - Recommendation to the Assembly to:
 - Approve
 - Deny
 - Continue
- Schedule with the Assembly (No Postcard)

Please Come to a Meeting
About a Rezone in Your Neighborhood
Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

An application has been submitted for consideration and public hearing by the Planning Commission to **rezone 3.79 acres from Industrial to Light Commercial zoning at 5200 and 5220 Commercial Boulevard.**

PROJECT INFORMATION:
Project information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted Monday, October 6, 2025 at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 22	Sept. 23— noon, Oct. 10	HEARING DATE & TIME: 6:00 pm, Oct. 14, 2025	Oct. 15
Comments received during this period will be sent to the Planner, Brandon Robinson, to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/85421744892 and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,
Phone: (907)596-0753 ext. 4139
Email: pc_comments@juneau.gov or Brandon.Robinson@juneau.gov
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: AME2025 0002
Parcel No.: 5B1201030030
CBJ Parcel Viewer: <http://epv.juneau.org>

Printed September 8, 2025

Thank You!

- *Introduction: Charles Donart, Applicant*

To comment:

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

Hearing before the Planning Commission on October 14th, 2025

Comments received between September 23rd and October 10th at noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: OCTOBER 10th, 2025, NOON

Please send comments to:

PC_Comments@juneau.gov

Brandon.Robinson@juneau.gov

(907) 586-0753 x4139



Comment Summary

- From CBJ Lands Division: Had questions about how a multifamily development would affect the current plan to develop a “waste campus” behind Home Depot. (*For Us, Not Applicant*)
- From Costco: Would like applicant to acknowledge, on record, that both Costco and Home Depot are across the street and anyone living in the area in the future will be subject to pre-existing conditions (like loading noises, truck traffic, et similia)