

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

Proposed rezone:

Rezone of Approximately Fifty (50) Acres from D-5 to D-18 on Douglas Island.

CBJ Lands and Resources Division

Submit comments to:

Brandon Robinson, Planner II, CBJ
Brandon.Robinson@Juneau.gov
(907) 586-0753, ext. 4139

AME2026-0005

Proposed Rezone of Approximately Fifty (50) Acres on Douglas Island.

From D-5 to D-18

APPLICANT: Greg Morris, CBJ Lands and Resources

OWNER: CBJ

START RECORDING

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ALASKA'S CAPITAL CITY

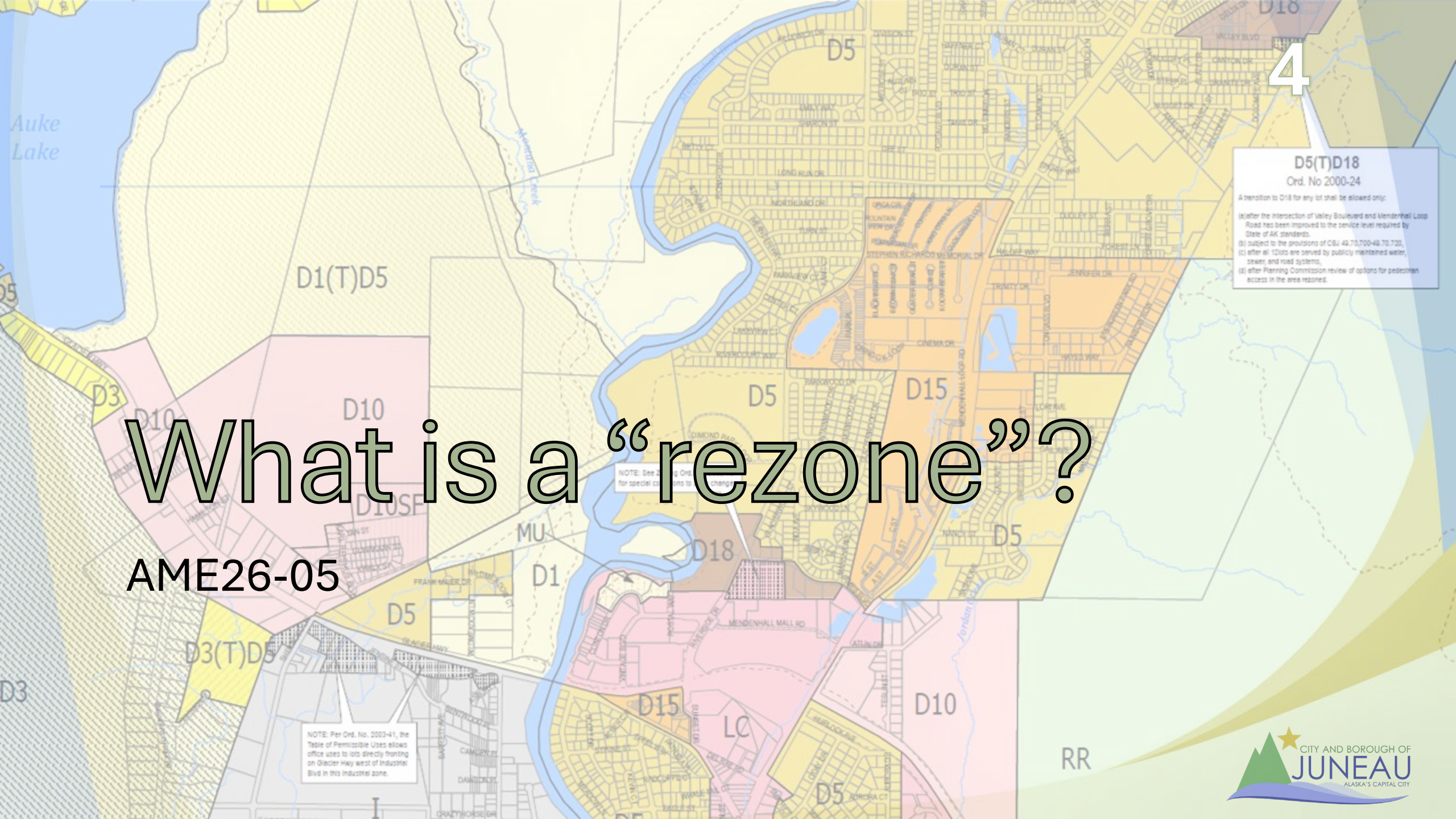
What will happen today:

- 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”?

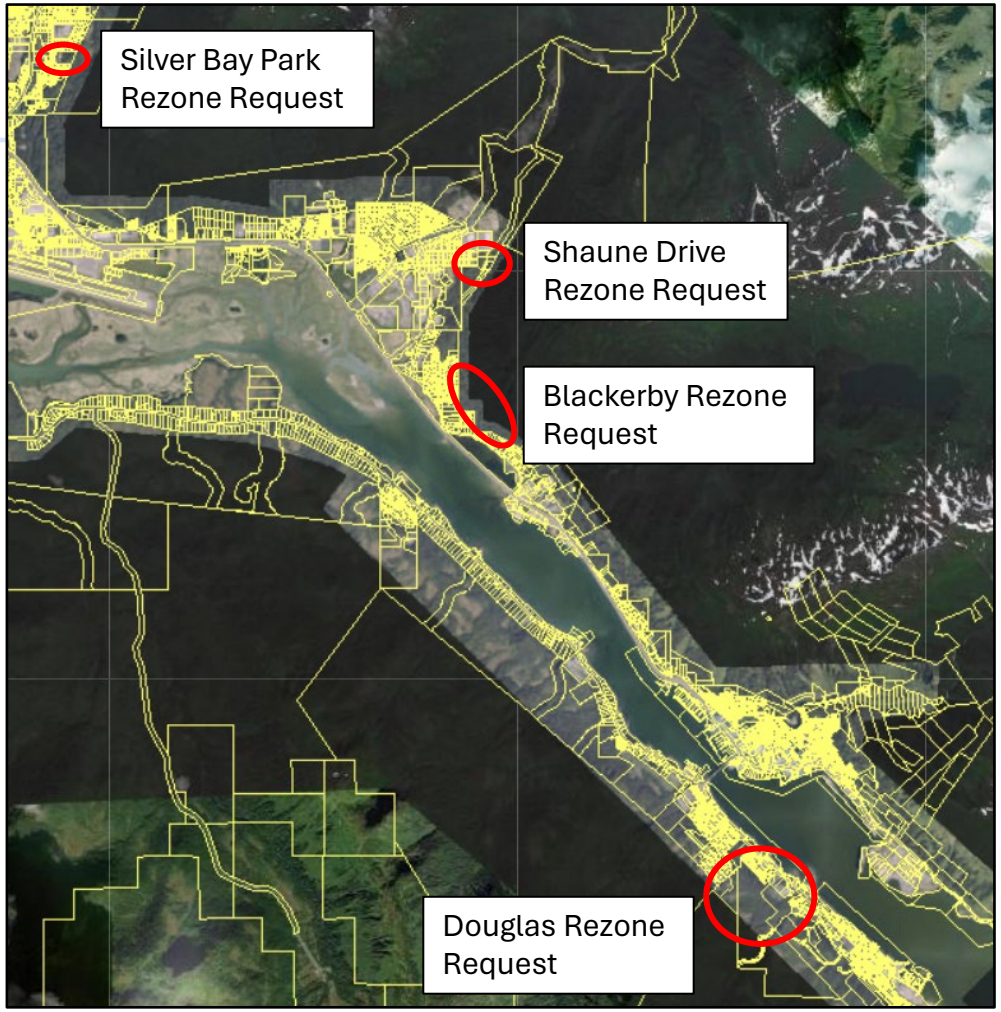
AME26-05



Why rezone?

- ***Rezone*** means to change the zoning classification of specific lots or parcels of land.
  - Development types
  - Land uses
  - *Does not authorize construction

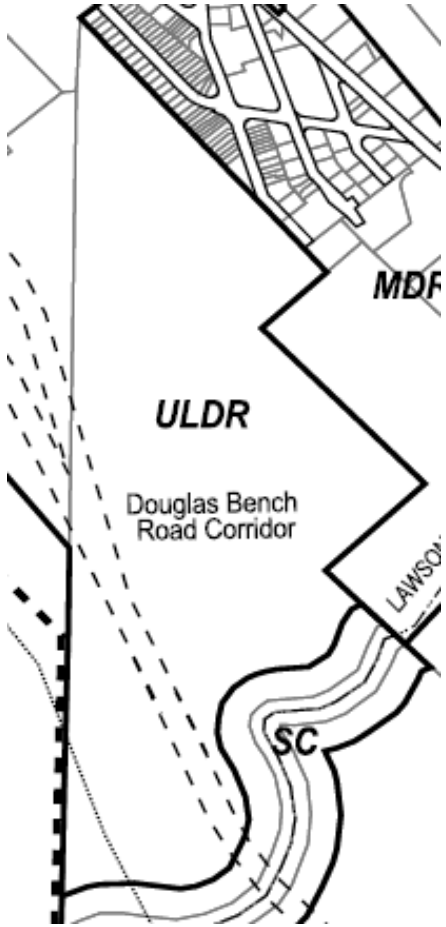
- To allow for different uses or standards than currently allowed.

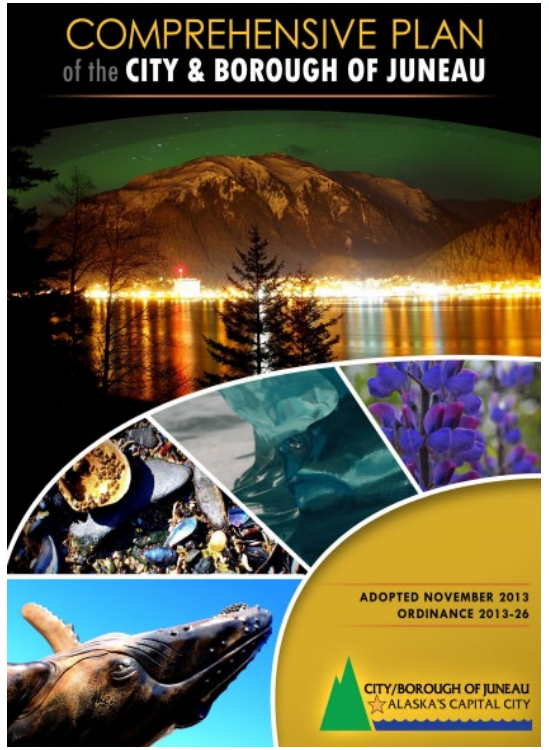


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Comprehensive Plan Map Amendment

- Urban Low Density Residential (ULDR): One (1) to six (6) units per acre.
- Medium Density Residential (MDR): Five (5) to twenty (20) units per acre.
- High Density Residential (HDR): Eighteen (18) to sixty (60) units per acre. Commercial space may be an element of developments on properties under this designation, as regulated in the Table of Permissible Uses (CBJ 49.25.300).





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Differences Between Districts

USE	D-5	D-18
Multifamily dwellings	No	Yes* CUP if major
Single-room occupancies with private facilities	CUP	Yes* CUP if major
Mobile home parks	No	CUP
Three or more dwelling units (common wall development)	No	Yes* CUP if major
Two dwelling unit structures	CUP	Yes*
Offices greater than 1,000 but not more than 2,500 square feet	No	CUP
Light manufacturing	No	CUP
Theaters seating for 200 or fewer	No	CUP
Health care clinics, other medical treatment facilities providing outpatient care	No	CUP
Day care centers	No	CUP
Small restaurants, less than 1,000 square feet without drive-through	No	CUP
Day animal services, grooming, walking, day care	CUP	No
Wild animal rehabilitation facilities without a visitor component	CUP	No
Stabling of farm animals	CUP	No
Hens, 6 maximum	Yes	CUP

Dimensional Standards

Standard		Current Zoning (D-5)	Proposed Zoning (D-18)
Lot	Size	7,000 square feet	5,000 square feet
	Width	70 feet	50 feet
Setbacks	Front	20 feet	20 feet
	Rear	20 feet	10 feet
	Side	5 feet	5 feet
	Side	5 feet	5 feet
	Street Side	13 feet	13 feet
Lot Coverage		50%	50%
Height	Permissible	35 feet	35 feet
	Accessory	25 feet	25 feet

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Potential for Subdivision

	Minimum Lot Size	Maximum Lots
D-5	7,000 square feet	≈311
D-18	5,000 square feet	≈435

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Examples of D-5









Examples of D-18









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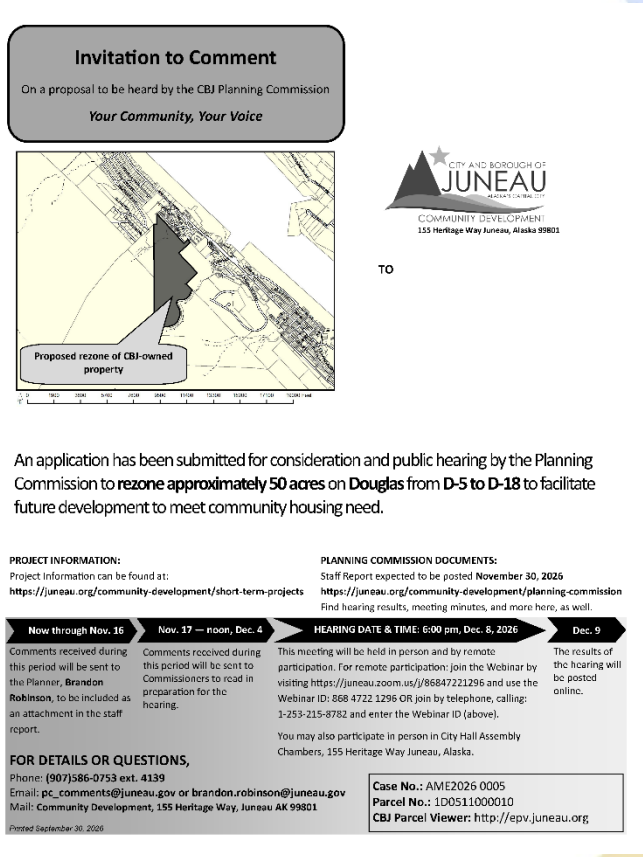
Not allowed in D-18

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Process: Part 1

49.75.130

- Neighborhood Informational Meeting *(YOU ARE HERE)*
- Staff report posted week of November 30
- Planning Commission Hearing: December 8, 2026:
- Recommendation to the Assembly:
  - Approve
  - Deny
  - Continue



Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice

Proposed rezone of CBJ-owned property

CITY AND BOROUGH OF JUNEAU
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 approximately 50 acres** on **Douglas** from **D-5 to D-18** to facilitate future development to meet community housing need.

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 **November 30, 2026**
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Nov. 16	Nov. 17 — noon, Dec. 4	HEARING DATE & TIME: 6:00 pm, Dec. 8, 2026	Dec. 9
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/86847221296 and use the Webinar ID: 868 4722 1296 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)586-0753 ext. 4139**
Email: **pc_comments@juneau.gov or brandon.robinson@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: AME2026 0005
Parcel No.: 1D0511000010
CBJ Parcel Viewer: http://epv.juneau.org

Printed September 30, 2026

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Process: Part 2

- If Planning Commission Recommends Approve
  - Schedule with Assembly
  - Packet will include Ordinance:
    - Zone change
    - Comprehensive Plan Land Use Map amendment

- If Planning Commission Recommends Deny:
  - Applicant may file appeal within 20 days of Commission's written Notice of Decision
  - Assembly makes final determination

- If Planning Commission Continues:
  - Case will be scheduled for additional hearing

To find the details...



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Q&A

- Greg Morris, CBJ Lands and Resources Division

To comment:

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

Planning Commission Hearing

Hearing before the Planning Commission on December 8, 2026.

The staff report is anticipated to be posted by November 30, 2026, and can be found here.

Comments received by November 16, 2026, will be included in a staff analysis and forwarded to the Commission.

Comments received between November 17, 2026, and December 4, 2026, by noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: DECEMBER 4, 2026, NOON

Please send comments to:

PC_comments@juneau.gov

Brandon.Robinson@juneau.gov

(907) 586-0753 ext. 4139

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