

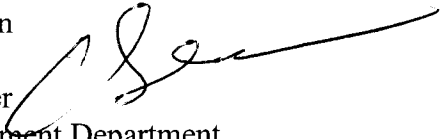
MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: October 22, 2003

TO: Planning Commission

FROM: Chris Beanes, Planner
Community Development Department 

FILE NO.: USE2003-00046 - Allowable Use

PROPOSAL: An Allowable Use permit to allow a 5,760 square foot building for contractor storage.

GENERAL INFORMATION

Applicant: Owen Clark

Property Owner: Owen Clark

Property Address: 1767 Anka Street.

Legal Description: Glacier Industrial Lot 13

Parcel Code Number: 5-B12-0-130-013-0

Site Size: 15,620 square feet

Zoning: Industrial

Utilities: Public Sewer and Water

Access: Anka Street

Existing Land Use: Vacant/Storage

Surrounding Land Use: North - Lemon Creek
South - Vacant
East - Vacant/Storage
West - Commercial

PROJECT DESCRIPTION

The applicant requests an allowable use permit for the development of a 5,760 square foot storage building. The building will be used to house the equipment and supplies for the applicant's construction company.

BACKGROUND

This development is on the edge of Lemon Creek in Glacier Industrial Park. When this lot was subdivided out of USMS 609 there was a concerted effort made to keep a 50 foot setback from the ordinary high-water of Lemon Creek to the property line of any new lots. This has served this parcel well, as all of the lot is now available for development rather than having a portion having to be set-aside for streamside buffering.

A previous Allowable Use review (USE2002-00031) allowed a 9,600 square foot two-story storage building, with an accessory caretaker's apartment above. The permit was approved, however, the applicant has changed the proposal to a one-story storage building with no caretaker's apartment. The footprint has been increased from 4,800 square feet to 5,760 square feet.

ANALYSIS

Project Site – The Project is located on Lot 13 in Glacier Industrial Park, 1767 Anka St. The lot is relatively flat and is currently being used for storage of miscellaneous building supplies. There is a 10-foot drainage easement along the western edge of the parcel to accommodate drainage on the lot. This parcel is within the 100 year flood plain boundary as designated by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Maps (FIRM). As such, this development will have to comply with the regulations governing development within floodplains.

Project Design – The building is one story, with 5,760 square feet of storage accessed by six 12 foot by 14 foot cargo doors and six man doors (see Attachment A). A parking area will be to the rear of the lot, and two 30-foot driveways will allow two-way traffic into the site. Landscaping will be provided primarily along the rear of the lot, with two minor planting triangles at the front of the lot to help delineate driveway locations.

Traffic – A traffic study was recently completed for development served by Anka St. As a result, DOT installed a traffic light and made modifications to the Glacier Hwy and Anka St. intersection. As such, the additional traffic generated by this facility has already been accounted for and the necessary improvements have been made.

Parking and Circulation - Access is provided by two two-way access corridors onto the property and directs traffic to the rear of the lot where the majority of the parking is provided. This circulation pattern gets the traffic off Anka Street and onto the applicant's property in a suitable and safe manner. There is a loading zone and a van-accessible parking space at the rear of the lot. CBJ Engineering has stated that CBJ Streets regulates driveway widths and locations. Mike Scott, CBJ Streets Superintendent, has reviewed the applicant's revised site plan and does not see a conflict with the proposed design (see Attachment B).

Landscaping –The applicant proposes to have 782 square feet of vegetative cover at the rear and front of the lot to meet the 5% minimum vegetative cover requirement.

Exterior Lighting – A lighting plan showing building-mounted exterior lights to meet glare requirements for neighbors will be submitted at the time of building permit submittal.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that streamside setback issues have been avoided and drainage concerns will be addressed by the addition of the condition restricting paving for the parking lot. Therefore this project is being developed in accordance with the JCMP.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the allowable use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval¹.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

¹CBJ §49.15.320 (f)(1 thru 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Per CBJ §49.15.320 (e)(1 thru 4), Decision, the Director makes the following findings on the criteria for granting the requested allowable use approval:

1. Is the application for the requested allowable use permit complete?

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the requested permit appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 10.200 for the Industrial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. To address proximity to Lemon Creek and the need for increased permeability in order to prevent runoff into Lemon Creek, a condition of non-paving for the parking lot should be included as a condition of approval.

4. Are conditions necessary for approval of the requested allowable use permit?

Yes. Based on the preceding staff analysis, it is found that a condition is necessary for approval of the requested permit. The condition is listed in the following Recommendation.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

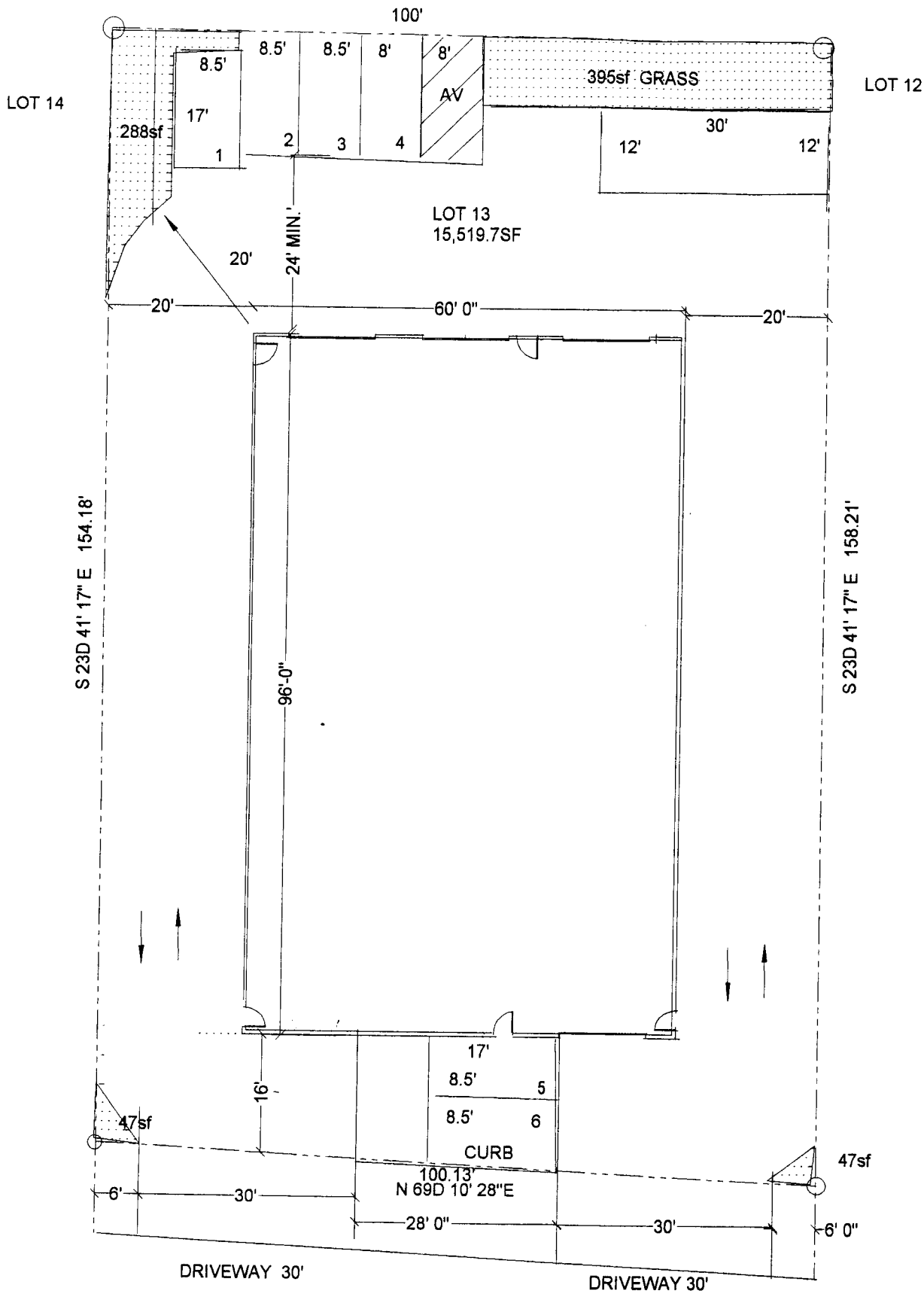
5. Will the proposed development comply with the Juneau Coastal Management Program?

Yes. The analysis reveals that streamside setback issues have been avoided and drainage concerns will be addressed by the addition of the condition restricting paving for the parking lot. Therefore this project is being developed in accordance with the JCMP.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested allowable use permit. The permit would allow the development of a 5,760 square foot storage building. The approval is subject to the following condition:

1. Parking lot shall not be paved.



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ATTACHMENT A

SITE PLAN 1"=20'

Chris Beanes

From: Mike Scott
Sent: Monday, October 20, 2003 10:59 AM
To: Chris Beanes; Wayne Stauffer
Subject: RE: question regarding driveways on anka

I don't see any problem with this. 30' is the commercial standard and this configuration will allow them room to back out on there driveway and pull out into traffic head first. They just need to make sure landscaping doesn't interfere with sight distances out of the driveways.

-----Original Message-----

From: Chris Beanes
Sent: Monday, October 20, 2003 10:42 AM
To: Mike Scott; Wayne Stauffer
Subject: question regarding driveways on anka street

Mike, Wayne:

I recently processed an allowable use permit, however, i put a condition on the permit to not allow back-out parking onto anka street from the 3 bay doors which are in front of the building facing anka street. the planning commission and the applicant had a problem with the condition, and the applicant proposed an alternative solution of 2-30 foot driveways for access into and out of the property. could you look at these and see if they meet standards? anka, as you know, is a continuous valley drain, pretty flush with the street onto these properties. The site plan is attached, the building does not show the 3 bay doors on the front, but they are there (an architect "error").

the lot is Lot 13, of Glacier Industrial Subdivision, parcel #5-B12-0-130-013-0. The applicant is Owen Clark.

ATTACHMENT B

10/21/2003