

USE2018 0016

Conditional Use Permit for a 32 dwelling unit condominium development

CBJ Planning Commission Presentation
January 8, 2019



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Background

October 23, 2018 Planning Commission agreed with analysis and findings and APPROVED with the six recommended conditions:

1. Prior to the issuance of a Building Permit, the applicant must provide a detailed landscape plan for the parking area.
2. Prior to a Certificate of Occupancy being issued for the building, the landscaping must be installed or bonded for.
3. Prior to the issuance of a Certificate of Occupancy, the parking spaces must be striped and properly signed.
4. Prior to issuing a Temporary Certificate of Occupancy for the first dwelling, a Homeowners' Association (HOA) Agreement shall be submitted for review by Community Development. The HOA agreement shall specify how common facilities such as the parking area, pedestrian walkway, and required landscaping and vegetation will be properly maintained.
5. Prior to the issuance of a Building Permit, the applicant shall submit a detailed drainage and snow storage plan.
6. Prior to the issuance of a Building Permit, the applicant shall submit a parking and site circulation plan that has been prepared by a licensed engineer or architect.

USE2018 0016**Background**

October 23, 2018 a seventh condition was added. Motion made by Commissioned Miller to add as advisory condition. Friendly amendment by Commissioner Campbell to make the condition mandatory. Motion passed.

7. The applicant must work with the neighboring development (Auke Bay Station Condominium) to potentially install a flat roof and limit the maximum height of the structure to 113.5 feet above 0' elevation. The applicant should be willing to work with the neighboring development to lower the height of the building as much as possible.

October 23, 2018 a call for reconsideration was made.

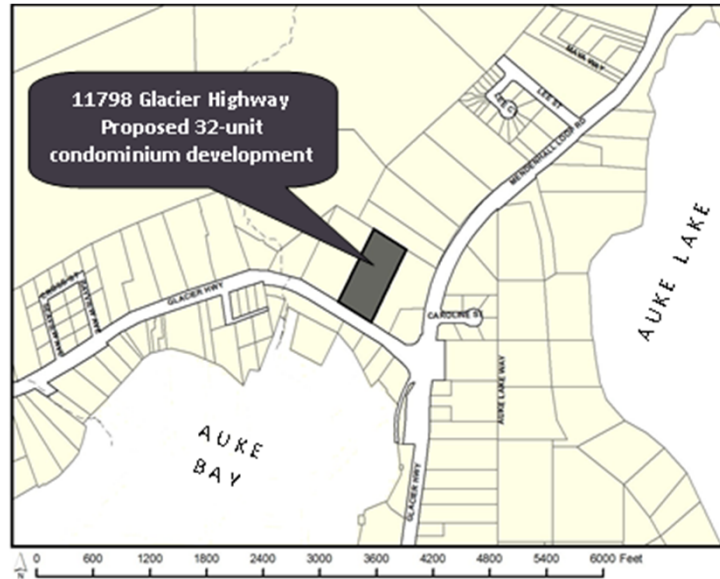
November 13, 2018 Planning Commission voted to reconsider the case and voted to re-open public testimony at a later meeting.

USE2018 0016**General Information**

Property Owner:	The Jetty LLC
Property Address:	11798 Glacier Hwy
Legal Description:	Jetty Subdivision, Lot 2
Parcel Code Number:	4B2801030090 (Parent parcel number)
Site Size:	58,160 square feet (1.3 acres)
Comprehensive Plan Future	Marine Mixed Use (M/MU)
Land Use Designation:	
Zoning:	General Commercial (GC)
Utilities:	City water & sewer
Access:	Glacier Highway
Existing Land Use:	Vacant lot

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Parcel Map



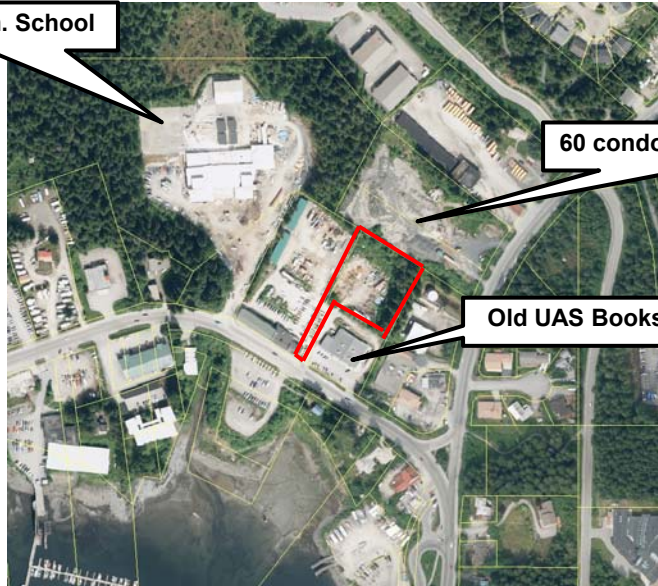
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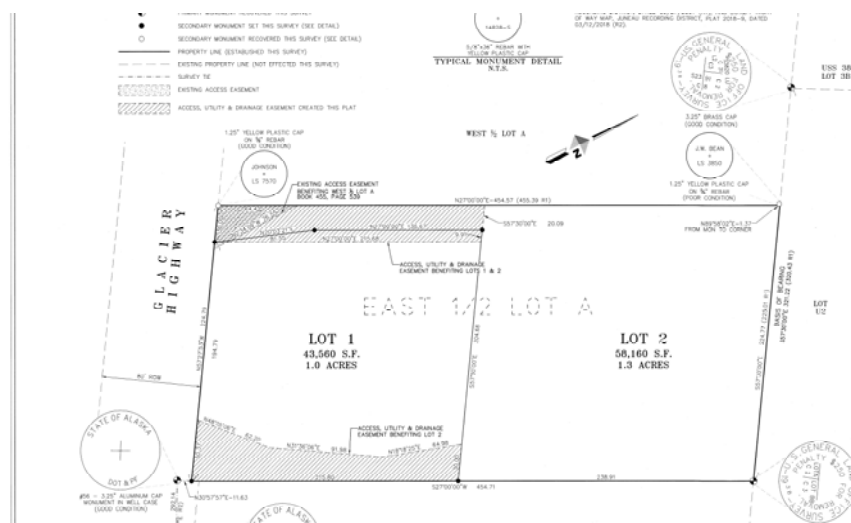
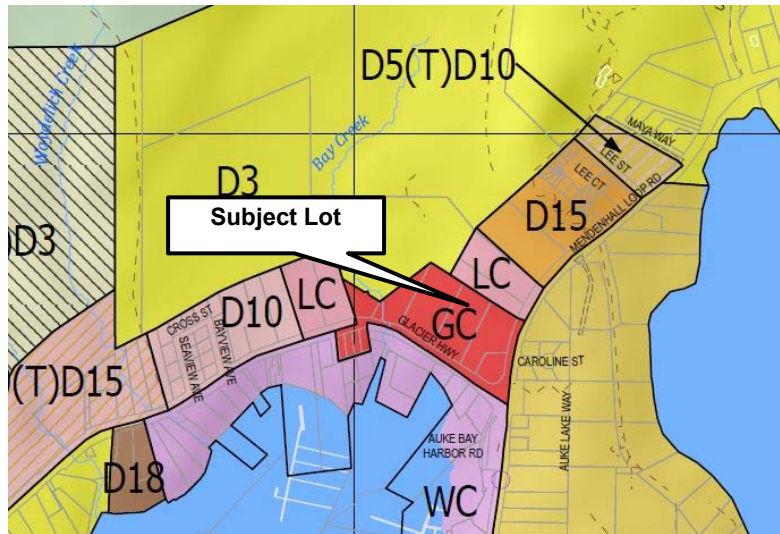
Aerial Vicinity Map

Auke Bay Elem. School

60 condo units (USE1

Old UAS Bookstore





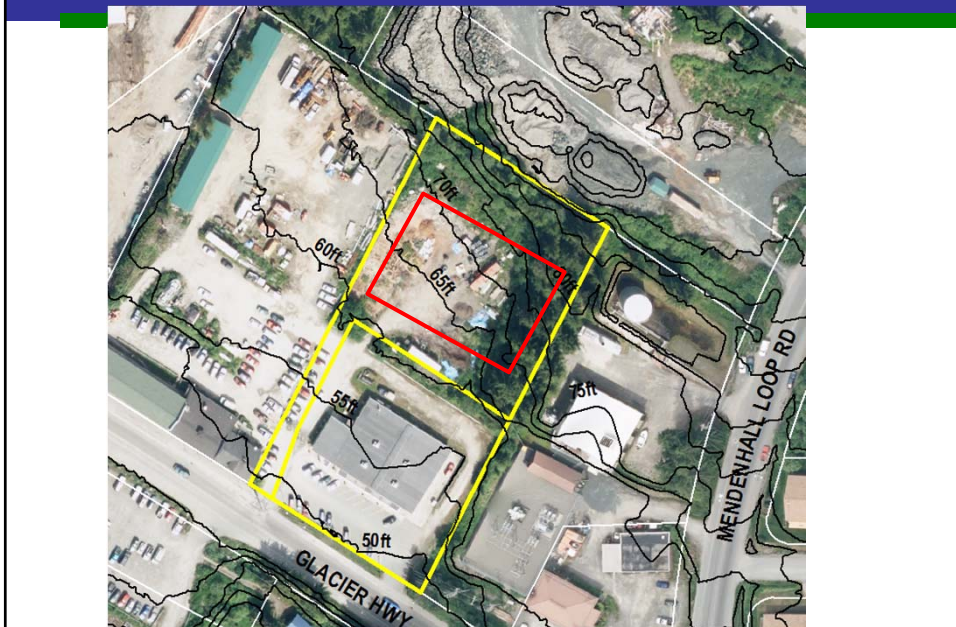
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Front View



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Lot Contours



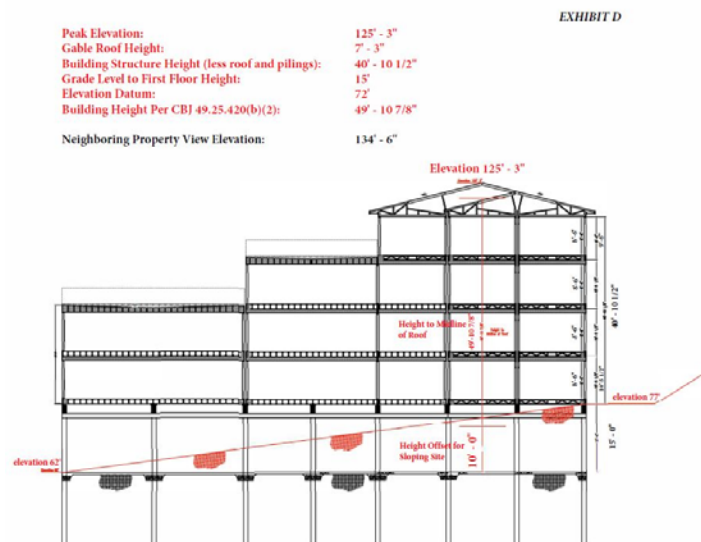
CBJ 49.25.420 Height of building

(a) the height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of a pitched roof.

(b) The reference datum shall be whichever of the following yields the greater height of the building:

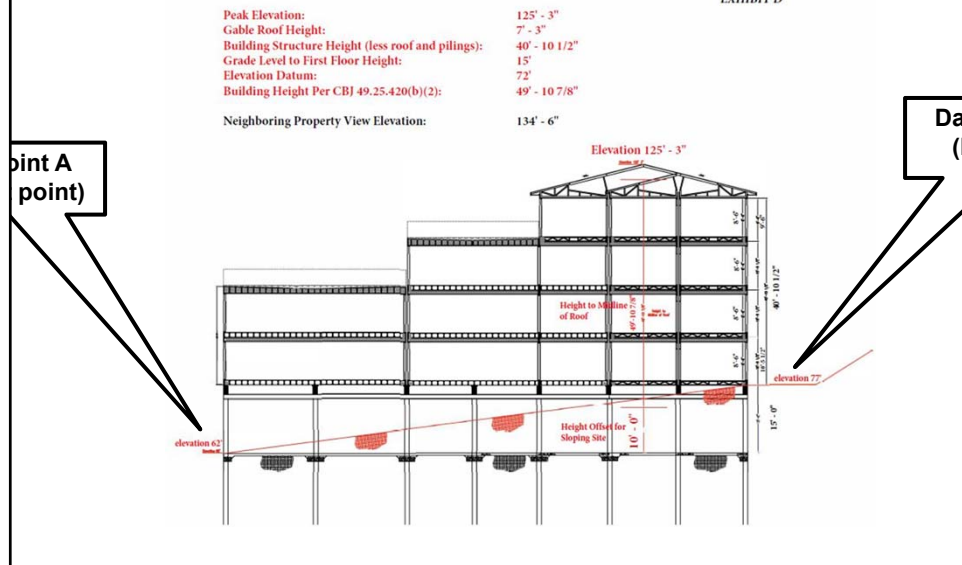
(1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five feet

(2) An elevation ten feet higher than the lowest point, when the highest point described in subsection (b)(1) is more than ten feet above the lowest point.



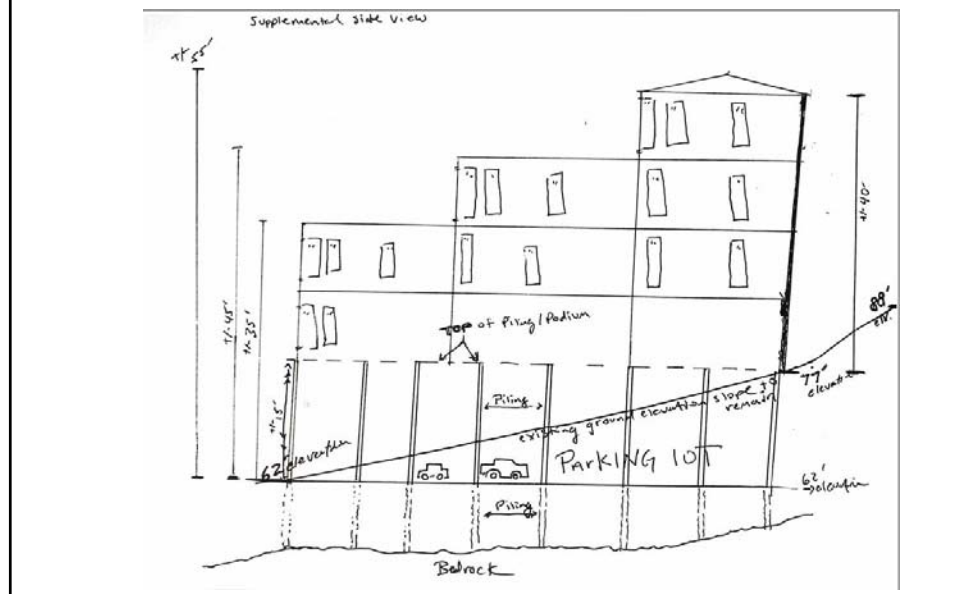
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Side elevations



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Side elevations



USE2018 0016 Property Value & Neighborhood Harmony



Spaulding Beach Condos

Auke Bay Tower Condos



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Public Comment

- Concerns are:
 - Traffic impacts
 - Impacts of rental units on property values
 - Protecting views from neighboring properties

USE2018 0016	Analysis
<ul style="list-style-type: none"> • The proposed development, with conditions, will not endanger the public health and safety. • The use, with conditions, will maintain values and will be in harmony with the neighboring area. • In conformity with adopted plans • Director's findings are in favor of approval 	

USE2018 0016	Recommendation
<p>It is recommended that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit.</p> <p>The permit would allow the development of a 32 dwelling unit, multi-family development in a General Commercial zoning district.</p> <p>Recommended the approval is subject to the following conditions:</p>	

USE2018 0016**Recommendations**

1. Prior to the issuance of a Building Permit, the applicant will provide a detailed landscape plan for the parking area.
2. Prior to the issuance of a Building Permit, the applicant shall submit a parking and site circulation plan that has been prepared by a licensed engineer or architect.
3. Prior to the issuance of a Building Permit, the applicant shall submit a detailed drainage and snow storage plan.

USE2018 0016**Recommendations**

4. Prior to a Certificate of Occupancy being issued for the building, the landscaping must be installed or bonded for.
5. Prior to the issuance of a Certificate of Occupancy, the parking spaces will need to be striped and properly signed.

6. Prior to issuing a Temporary Certificate of Occupancy for the first dwelling, a Homeowners Association Agreement shall be submitted for review by Community Development Department. The HOA agreement shall specify how common facilities such as the parking area and pedestrian walkway and required landscaping and vegetation will be properly maintained.

QUESTIONS?

CBJ 49.25.420 Height of Building

(2) Height calculations shall disregard any fill or construction which the director finds to have no significant purpose other than elevating the reference datum. In reaching such findings, the director shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence.

Key Auke Bay View Sheds

Protecting scenic vistas and view points from the effects of haphazard development can allow the Auke Bay area and community to preserve its unique charm, civic pride, and attract positive growth to the area. Preserving key view points can lead to many benefits such as higher property values, strengthening tourism, and contributing to the overall enjoyment of the area. Consideration for building orientation and height is needed to maintain important views, provide for air circulation, and avoid undesired building shadowing effect. The View Points Map⁸ identifies key views that originated from the June 2014 Community Charrette.

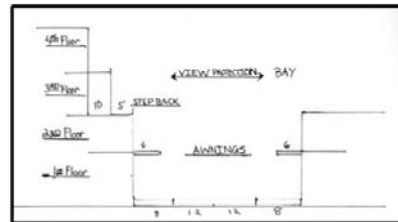
The key view points to maintain in the Auke Bay area are those from:

1. Looking toward Auke Bay from the intersection of Bayview and Glacier Highway.
2. From the sidewalk in front of Chan's restaurant and S.E. Waffle Company.
3. Auke Bay from the crest of the hill at Back Loop Road and continues to the round-a-bout.
4. Approaching the opening to UAS student housing and Auke Lake at 4300 University Drive.
5. UAS dock looking east across Auke Lake.
6. From Glacier Highway near Auke Lake parking area turnoff.

⁸ Appendix C – View Points Map

7. On Glacier Highway heading north as you approach the round-a-bout into Auke Bay.
8. In Auke Bay looking towards the land and harbors.
9. From the bottom of Horton parking lot in front of Squires Restaurant building looking into Auke Bay.

These points are labeled on the View Point Map located in Appendix C.



The example above shows how as buildings get further from the waterfront they may have added height to allow for more water viewing opportunities.

Connected Street Grid Auke Bay Center

The Auke Bay Center is envisioned with a street grid that provides connection to shopping, businesses, residences, and parks.⁹

⁹ Appendix C – Hub Overview Map



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2013 Comprehensive Plan

Chapter 11 – Land Use

Subarea 3: Auke Bay, Mendenhall Peninsula, & W. Mendenhall Valley

Guidelines and Considerations for Subarea 3

- Identify scenic view corridors as seen from public vista points and preserve them through building height restrictions, building massing and orientation restrictions as conditions of a re-zoning, subdivision easements and careful building spacing requirements. (pg. 179)

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POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.

Standard Operating Procedures

10.3 - SOP1 Designate various categories of residential density on the *Comprehensive Plan* Land Use Maps and the Land Use Code maps based on evaluation of the following criteria:

- A. Physical site conditions including slope, areas of natural hazard, wetlands, watershed value, and/or high value natural resources;
- B. Access and capacity of adjacent streets and intersections. Arterial streets should have limited, and controlled, access from local or collector streets;
- C. Availability of public facilities and services, especially municipal water and sewer systems and, for low- to medium-income affordable housing or high-density residential development, proximity to public transit;
- D. Compatibility of the various zoning districts and land use designations with the scale and massing of surrounding neighborhoods with regard to building height and orientation, but not necessarily with regard to similar density, as the CBJ seeks to make the most efficient use of residentially-buildable lands;
- E. Potential of specific sites to accommodate the proposed density including size and shape of property and adequacy of internal circulation, parking, screening and privacy; and/or;
- F. Distance from incompatible land uses that may generate offensive or nuisance off-site impacts to new residential development, including noise, dust, fumes, malodors and/or heavy truck traffic.

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