



REGULAR PLANNING COMMISSION AGENDA

November 08, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/81045199797> or 1-253-215-8782 Webinar ID: 810 4519 9797

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. October 11, 2022 Draft Minutes, Regular Planning Commission - APPROVED

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

2. CSP2022 0004: Teal Street road improvements, including repaving of two 12-foot lanes, addition of curb, gutter, sidewalks, street lighting, and street signage, replacement of water and sewer mains and services, improvement to drainage, and addition of a Capital Transit bus pull-out. - **APPROVED**

Applicant: City & Borough of Juneau

Location: Teal Street (from Crest Street to Jordan Avenue)

RECOMMENDATION

Staff Recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of to the CBJ Assembly for the Teal Street Road Improvements.

DIRECTOR'S REPORT

The applicant (CBJ Engineering and Public Works) is requesting to make improvements to Teal Street including reconstruction and repaving of two 12-foot lanes, sloped to the North to divert drainage to street side drainage structures. Curb, gutter, and sidewalk on both North and South sides of the street.

ADA compliant ramps and landing for the sidewalk. Addition of six (6) street lights to illuminate the intersections where Jordan Ave and Alpine Ave intersect Teal Street. Replacement of water and sewer mains, and services. Improve drainage quality through bio-retention ditches behind sidewalks. Capital Transit bus pull out. "No Parking Anytime" signs installed on both North and South sides of the street.

Addition of the Teal Street center, the Glory Hall, and other potential development on the horizon, Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend **APPROVAL** of the ROW improvements.

I. REGULAR AGENDA

J. UNFINISHED BUSINESS

3. ARP2022 0001: Preliminary plan approval for an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres - Continued from the October 11, 2022 Planning Commission Meeting - **APPROVED**

Applicant: Rooftop Properties, LLC

Location: 7400 Glacier Highway

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

This approval is subject to the following conditions:

1. Reevaluate figures provided in "Greenspace by Phase."
2. Revise site plan to show pedestrian paths or multi-use paths in Phase 3.
3. When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.
4. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.
5. For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.
6. Plan and install a continuous vegetated barrier along the entire property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note.
7. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
8. Per CBJ 49.15.920(o), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location.

DIRECTOR'S REPORT

The applicant requests Preliminary Plan approval for an Alternative Residential Subdivision developing up to 444 dwelling units on 19.71 acres zoned D18 at 7400 Glacier Highway. The proposed 444 units will be provided through a combination of apartments and townhouses, and is proposed to be constructed in six phases. The proposal requests a 25% density bonus based on provision of open space, public Right-of-Way access, and shared use pathways. Common areas will be managed through a required homeowners' association. Staff recommends approval of the preliminary plan, with a condition that a Traffic Impact Analysis for the whole lot be completed before Final Plan approval on the first phase.

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

K. OTHER BUSINESS

4. 2023 Legislative Priorities

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

5. Additional Materials for November 8, 2022 Planning Commission

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.