Recommended changes to the Comprehensive Plan Land Use designation

Purpose of Comprehensive Plan land use designations
The designation provides a long term vision of the use/density/intensity of neighborhoods through guiding changes in zoning districts. Example: Low-density Residential, single family/duplex. It also provides direction for zoning districts. Example: D-1 or D-3 residential. Zoning districts doesn’t always match the land use designation. The zoning district regulates how land can be used. Land use designations don’t have regulatory measures like zoning.

Why change the land use designation?
A new land use designation needs to be established to best match future Small Town Center uses and form (Multi-story, mixed use buildings, etc.), within the Center plan area. This will help achieve the goals of the area. Without changing the land use designation, the Auke Bay Area Plan conflicts with existing land use designations and therefore cannot be adopted.

What do we envision and how do we get it?
New Small Town Center
- Comprehensive Plan envisioned a ‘village’ in the center area of Auke Bay (i.e. Squires Restaurant)
- June 2014 Charrette: Showed a desire for a small cluster of mixed-used, multi-story buildings and future grid-street network.
- This area became known as a Small Town Center, smaller than Downtown Juneau, but denser than existing development in the Auke Bay area.

How do we get a Small Town Center
Starts with the right Comp. Plan Land Use Designation(s), followed by the right zoning district(s) and design of buildings, streetscapes, parking, etc.
**Staff’s recommended Comp. Plan Land Use designation:**

**Option 1 – See ‘Option 1 Map’**
Swap part of Marine/ Mixed Use with Traditional Town Center (TTC) uphill from Glacier Highway. Keep Marine/ Mixed Use (M/MU) downhill from Glacier Hwy.

Reasons behind this idea:
- Greater emphasis in encouraging a mixed-use, multi-story development setting for the area envisioned for the Small Town Center;
- Retains mixed use and a marine component setting along the shoreline;
- The established homes along Bayview, Cross, and Seaview would not be affected by commercial, mixed use developments;
- Covers only the core area shown in the Community Charrette Map; and
- May be easier to adopt.

Issues/ limitations:
- May appear limiting if the TTC doesn’t encompass other properties within the Center planning area; and
- Doesn’t encompass areas around future grid streets within Center area.

**Option 2 – See ‘Option 2 Map’**
Swap part of Marine/ Mixed Use with Traditional Town Center (TTC) within the entire Center planning area boundary uphill from Glacier Hwy and leaves everything else as is.

Reasons behind this idea:
- Allow all areas within the Center planning area to be encouraged to develop into a Small Town Center over time;
- Retains mixed use and a marine component setting along the shoreline;
- Doesn’t have the limitations as Option 1;

Issues/ Limitations:
- Established residences may oppose nearby mixed use commercial developments. Please keep in mind that Zoning changes will be the best element to address this type of issue.
Comprehensive Plan Land Use Designation definitions

Existing Comprehensive Plan Land Use designations in the Center area

- **Recreational Service Park (RS)**
  - Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands. As many of the existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must be within the zoning district that surrounds or abuts them. (emphasis added)

- **Marine/ Mixed Use (M/MU)**
  - These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Typically, neighborhood serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas. (emphasis added)

- **Institutional and Public Use (IPU)**
  - Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or
sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300); the zone of any particular public use should be the same district as the surrounding or abutting lands.

- **Medium Density Residential (MDR)**
  - These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

**Land Use Designations that don’t exist in Auke Bay (Exist in Downtown and Mendenhall Mall areas)**

- **Traditional Town Center**
  These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.
Comp. Plan Land Use Designation Change

- Either choose existing land use designation; OR
- Make new land use designation

A) Either choose existing land use designation

**Pro’s**
- Easier than making new land use designation(s)
- Already know the definitions of designation(s)
- May not contain everything envisioned for Small Town Center

**Con’s**
- May not contain everything envisioned for Small Town Center
- Stuck with terminology
- May be stuck with less-than-ideal densities of the designation(s)

B) Make new (custom) land use designation

**Pro’s**
- Create the best-fitting designation for density, uses, intensities, etc.
- Create the best-sounding land use designation term for the area.

**Con’s**
- Could result in too many land use designations – creates confusion.
- Could be too time-intensive in creating a best-fitting designation
- Would it truly be better than Option A?
Comp. Plan Land Use Designations
Option 2A