

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 20, 2005

TO: Planning Commission

FROM: Greg Chaney, Planner
Community Development Department



FILE NO.: TXT2005-00003

PROPOSAL: An ordinance amending the Land Use Code to reduce minimum panhandle lot width requirements in a D1 zoning district.

The City and Borough of Juneau Code states in CBJ §49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

See Attachment 1 for a the draft ordinance amendment prepared by the CBJ Law Department be considered for modification under this proposal.

BACKGROUND

The proposed ordinance would reduce the minimum lot width for front lots in D1 zoning districts. Currently the minimum lot width for D1 lots is 150 feet and the minimum panhandle width is 30 feet. Therefore the minimum width needed for a lot before it can qualify for a panhandle subdivision is 180 feet (Attachment 2). Construction is not allowed in the 30 foot wide panhandle.

The ordinance change proposed would allow for 30 feet of the panhandle to be counted toward the requirement for the front lot's width. This would reduce the front lot width from 150 feet to 120 feet. However with a 30 foot panhandle beside the front lot, the overall developed width would still be 150 feet (Attachment 3). Since construction is not allowed in the panhandle, a total of 150 feet along the street would still separate homes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Comprehensive Plan Contents

Policy 5.1 of the Comprehensive Plan states:



It is the policy of the CBJ to facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide housing opportunities for all CBJ residents. It is further the policy of the CBJ to allow greater flexibility and a wider range of creative solutions in land development by encouraging such techniques as planned unit development and cluster housing.

Discussion

The proposed Panhandle Subdivision revision is relatively minor but it does allow for “*greater flexibility and a wider range of creative solutions in land development...*” without impacting density or neighborhood character. Adoption of this ordinance would allow for approximately 100 lots along North Douglas highway to become eligible for subdivision under the panhandle subdivision ordinance. Additional lots in other parts of the Borough would could be subdivided as well if this revision is adopted.

Findings

Goals of allowing additional housing and allowing for greater flexibility in land development options outlined in the Comprehensive Plan would be achieved by adoption of this ordinance without reducing compliance with other sections of the Comprehensive Plan.

COMPLIANCE WITH CBJ LAND USE CODE

Title 49 Contents

The following sections of Title 49 have been examined to determine whether or not the proposed ordinance is in compliance with the Code:

49.15.420(h)(1)___ Panhandle Lots

Discussion

This reduction in front lot widths would not change lot area requirements, density or neighborhood character. Homes fronting on rights-of-way would still be spaced a minimum of 150 feet apart.

Findings

Although front lot widths in Panhandle Subdivisions would be reduced, no other changes to lot dimensional standards are proposed. In addition, density would not be modified.

RECOMMENDATION

Staff recommends that in order to allow for greater flexibility in land development, the Planning Commission endorse this recommended ordinance modification and forward it to the CBJ Assembly for approval.

DRAFT

ATTACHMENT 1

Presented by: The Manager
Introduced:
Drafted by: J.W. Hartle

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2005-06

**An Ordinance Amending the Land Use Code Relating to
Panhandle Lots.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough code.

Section 2. Amendment of Section. CBJ 49.15.420(h)(1), providing for panhandle lots, is amended at subsection (A) reading:

(h) Panhandle lots.

(1) The subdivision of a parcel with a panhandle lot may be allowed in order to facilitate the subdivision of large parcels which are insufficiently wide but otherwise meet all other requirements for subdivision. Panhandle lots may be created by subdivision under this section if the new lots meet the following additional requirements:

(A) The front and panhandle lots must meet all the dimensional and area requirements of this title, except that part of the panhandle lot abutting the public way must be at least 30 feet wide *and, in a D-1 zoning district, up to 30 feet of the width of the panhandle of the rear lot may be used in*

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determining the width of the front lot. The common property line shall be limited to two changes of direction. The lot width for the panhandle lot shall be the distance between its side boundaries measured behind the back lot line of the front lot which line shall also be the front lot line of the panhandle lot for purposes of determining front yard setback. That part of the panhandle lot lying between its front lot line and the point at which it abuts the public way shall be no less than 30 feet in width.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this day of 2005.

Bruce Botelho, Mayor

Attest:

Laurie J. Sica, Clerk

Minimum D-1
Panhandle
Requirements

← 180' →

40,000
Square
Feet

40,000
Square
Feet

Minimum Lot Depth 150'

Minimum Lot Depth 150'

Minimum
Panhandle
Width

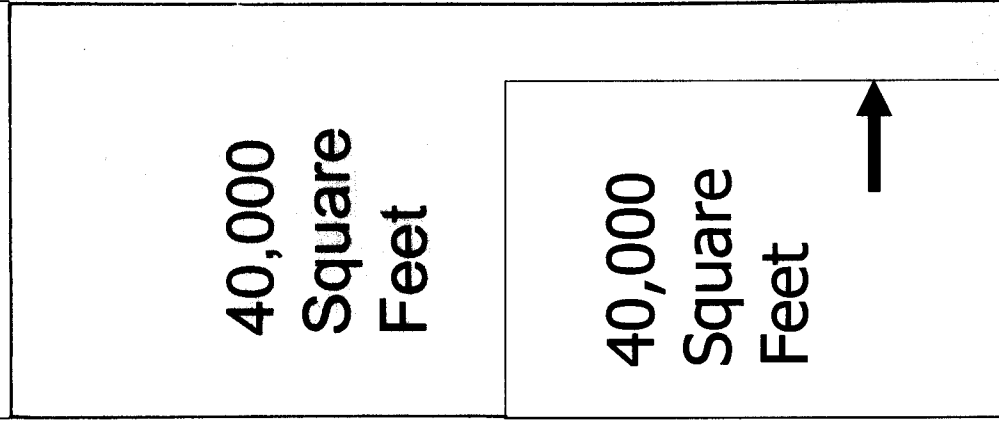
← 30' →

ATTACHMENT 2



Proposed
Reduced D-1
Panhandle
Requirements

← 150' →



Minimum Lot Depth 150'

Minimum Lot Depth 150'

Minimum
Panhandle
Width

← 30' →

ATTACHMENT 3