

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-46

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, Approximately 6 Acres, Located at the End of Karl Reishus Boulevard.

WHEREAS, the proposed rezone is a 6-parcel section of City and Borough of Juneau-owned undeveloped land at the end of Karl Reishus Boulevard, currently zoned D10SF; and

WHEREAS, this parcel has two zoning designations: D10SF and D10, and this portion of D10SF-designated land starts in the middle of the parcel on the west side and continues across to and down to the lower east side of the parcel, sandwiched between two D10 zones on the same parcel; and

WHEREAS, the change from D10SF to D10 would make the parcels consistent with the surrounding areas and allow for multi-family development, with a conditional use permit for major development; and

WHEREAS, the 2013 CBJ Comprehensive Plan mapped this area for Medium Density Residential (MDR), urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre; and

WHEREAS, the proposed rezoned property conforms to MDR; and

WHEREAS, housing is the Assembly's top priority; and

WHEREAS, the Planning Commission concluded that the change from D10SF to D10 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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 of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, located at the end of Karl Reishus Boulevard, from D10SF to D10. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

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

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk