

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

## **ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-47**

### **An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 39 Acres of USS 4605 FR, Located on North Douglas Highway, from D3 to D18.**

WHEREAS, the area of the proposed rezone consisting of 39 acres, located on North Douglas Highway, identified as USS 4605 FR, is currently zoned as D3; and

WHEREAS, the land use maps of the 2013 Comprehensive Plan identify the subject lots as Medium Density Residential (MDR) and Resource Development; and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D18 is considered a high-density multifamily district; and

WHEREAS, the parcels to the North and East are zoned D18; and

WHEREAS, a fraction of the 39 acres was the subject of a 2022 property disposal that received a recommendation of approval from the Planning Commission and Assembly Lands Housing and Economic Development Committee and involved an adjacent landowner whose property is zoned D18; and

WHEREAS, the proposed rezone property conforms to MDR; and

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

WHEREAS, the Planning Commission concluded that the change from D3 to D18 zoning district 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 39 acres, an area encompassing a Fraction of USS 4605 (the tract described as

beginning at the west most corner of Lot 1, Kowee Subdivision, thence northeast along said lot 1200 feet to a corner of said lot, thence northwest along said lot 796.63 feet to a corner of said lot, thence west to the south west corner of Tract II, USS 2135, thence north to an intersection with the 200 ft south buffer of Grant Creek, thence southwesterly along said creek buffer to the boundary of Lot 2, USS 2393, thence southeast along said lot boundary to the point of beginning) (parcel numbers 6D0611000010) located on North Douglas Highway, from D3 to D18. 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.

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Beth Weldon, Mayor

Attest:

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Elizabeth J. McEwen, Municipal Clerk