

Presented by: The Manager  
Presented: 02/27/2023  
Drafted by: S. Layne

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

**Serial No. 2023-10**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Tidelands Addition to the City of Juneau, Block 68, Lot 8 Fractions, Lots 9, 10, 11, 12 Fraction, 12A, 13, and 14 Fraction; Tidelands Addition to the City of Juneau, Block 74, Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; Tidelands Addition to the City of Juneau, Block 75, Lot A; Juneau Support Lot A, and USS 3566, Lot 3 Fraction and 2A Fraction; from Mixed Use 2 (MU2) to Mixed Use (MU).**

WHEREAS, the area of the proposed rezone to Mixed Use zoning, located in the southeast section of the Aak'w Kwan District, is currently zoned as MU2; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Traditional Town Center and Capital Complex; and

WHEREAS, the proposed rezone conforms to the Traditional Town Center and Capital Complex designations; and

WHEREAS, the proposed rezone has been determined compatible with nearby MU and MU2 lots; and

WHEREAS, the proposed rezone provides for mixed-use high density residential and commercial development.

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 CBJ 49.25.110, is amended to change the zoning of:

Tidelands Addition to the City of Juneau, Block 68, Lot 8 Fractions, Lots 9, 10, 11, 12 Fraction, 12A, 13, and 14 Fraction; Tidelands Addition to the City of Juneau, Block 74, Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; Tidelands Addition to the City of Juneau,

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2 Block 75, Lot A; Juneau Subport Lot A, and USS 3566, Lot 3 Fraction and 2A  
3 Fraction, Juneau Recording District, and located on or near the Willoughby District,  
4 from Mixed Use 2 (MU2) to Mixed Use (MU).

5 The described rezone is shown on the attached Exhibit "A" illustrating the area of the  
6 proposed zone change.

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

8 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Beth A. Weldon, Mayor

11 Attest:

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13 Elizabeth J. McEwen, Municipal Clerk  
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