

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-48

An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 87 Acres, Parcel 6D0611000010, North of Grant Creek from D3 to D15.

WHEREAS, the area of the proposed rezone consisting of approximately 87 acres of a 645.71 acre parcel of City and Borough of Juneau owned undeveloped land, located along North Douglas Highway, between Grant Creek and Eagle Creek, 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, as currently zoned, the area does not meet the 2013 Comprehensive Plan land use map designation; and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D15 is considered a low-density multifamily district; and

WHEREAS, the parcels to the North are zoned D15; 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 D3 to D15 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 approximately 87 acres (the tract described as beginning at the west most point of Tract 1, USMS 2225, thence southwesterly along a 200 ft buffer parallel to Eagle Creek to the boundary of Lot 2,

USS 2393, thence southeasterly along the boundary of Lot 2, USS 2393, to the intersection with the 200 ft north buffer parallel to Grant Creek, thence northeasterly along said buffer to the east boundary of USS 4605 FR, thence northwesterly along the east boundary of USS 4605 FR to the boundary of Lot 1, Channel View Subdivision, thence southwesterly along Lot 1, Channel View Subdivision to the south most corner of said lot, thence northwesterly along said lot to the west most corner, thence northeasterly along said lot to south most corner of Tract 1, USMS 2225, thence northwesterly to the point of beginning) (parcel numbers 6D0611000010), located on North Douglas Highway, from D3 to D15 zoning. 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 A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk