1	Presented by: The Manager
2	Presented: 11/18/2024 Drafted by: Law Department
3	Bratton by. Baw Bopartmont
4	ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA
5	Serial No. 2024-41
6	to Change the Zoning of Mendota Park Parcel 1B. Located on Davis
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8 9	WHEREAS, the area of the proposed rezone consists of 2.3 acres, located at 1925 Davis Avenue, identified as Mendota Park Parcel B, is currently zoned as D10; and
10 11	WHEREAS, the land use maps of the 2013 Comprehensive Plan identify the subject lots as Medium Density Residential (MDR); and
12 13 14	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
15	WHEREAS, the parcels to the North and West are zoned D5, D10, and D15; and
16 17	WHEREAS, currently 23 apartment units are constructed on the property and, if rezoned, an additional 11 units could be constructed on the lot; and
18 19	WHEREAS, in 2005 the lot was downzoned from D15 to D10 due to concerns about the performance of the Davis Avenue intersection with Glacier Highway; and
20 21	WHEREAS, a 2022 project by the Alaska Department of Transportation and Public Facilities installed a light at the intersection; and
22	WHEREAS, housing is the Assembly's top priority; and
23 24	Whereas, the Planning Commission concluded that the change from D10 to D15 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and
25	WHEREAS, the Manager recommends approval of the proposed rezone.
	BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

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2	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.
3	Section 2. Amendment to the Official Zoning Map. The official zoning map of the
4	City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of Mendota Park Lot 1B, located on Davis Avenue, from D10 to D15. The described rezone is
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6	Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.
7	Adopted this day of, 2024.
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9	Beth A. Weldon, Mayor
10	Attest:
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12	Elizabeth J. McEwen, Municipal Clerk
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