

Presented by: The Manager
Introduced: 10/16/2017
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-28

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Block 25, Juneau Townsite, Entirely Bounded by Fifth and Sixth Streets and Gold and Harris Streets in Downtown Juneau, from D-18 to MU.

WHEREAS, Lots 1 – 8, Block 25, Juneau Townsite, consisting of 0.899 acres, located at 400 Fifth Street, 415 Fifth Street, 416 Sixth Street, and 419 Sixth Street, are zoned D-18 according to the official zoning map of the City and Borough, adopted as part of CBJ 49.25.110; and

WHEREAS, the applicant wishes to rezone the subject property from D-18 to Mixed Use (MU), consistent with the zoning designation of the adjacent properties and in substantial conformance with the land use maps of the Comprehensive Plan; and

WHEREAS, the land use maps of the Comprehensive Plan currently identify the area of the proposed rezone as MDR (Medium Density Residential); and

WHEREAS, the MDR designation is characterized by urban residential lands for multifamily dwelling units at densities ranging from five to 20 units per acre and where any commercial development should be of a scale consistent with a residential neighborhood; and

WHEREAS, the subject property is located within Subarea 6 of the Comprehensive Plan (where the CBJ is divided into different subareas and where for each subarea, the Comprehensive Plan identifies factors and considerations designed to influence future decision-making), and is described as “urban,” and characterized as “mixed use community” with a wide range of land use designations in the core downtown area, including MDR; and

WHEREAS, MU is described as accommodating “a mix of appropriate commercial and residential uses....The MU, mixed use district, reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multifamily residential uses are allowed and encouraged”; and

WHEREAS, MU is an appropriate zoning district under the MDR designation for the subject parcels within Subarea 6 because existing development on the property conforms more closely to MU than D-18, the MDR designation also allows for non-residential development consistent in scale with residential neighborhoods, development under MU is of the same character with the urban form of the neighborhood and because the development pattern and established uses on the subject parcels are more consistent with the look and character of the mixed use development along Fifth and Fourth Streets than the neighboring D-18 zoned parcels; and

WHEREAS, the proposed rezone to MU would also be consistent with the land use re-designation of the area from MDR to Traditional Town Center (TTC) being proposed by Ordinance 2017-31; and

WHEREAS, TTC is described as lands characterized by high density residential and non-residential land uses in downtown areas as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre; and

WHEREAS, MU is an appropriate zoning district under TTC because MU is established to accommodate a mix of appropriate commercial and residential uses, reflects the existing downtown development pattern, is intended to maintain the stability of the downtown area, and does not have an upper density limit; and

WHEREAS, the area where the adjacent MU parcels are located is designated TTC under the Comprehensive Plan; and

WHEREAS, the proposed rezone meets the requirements of CBJ 49.75.120.

NOW THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

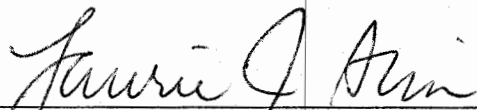
Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

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 Block 25, Juneau Townsite, from D-18 to MU. The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

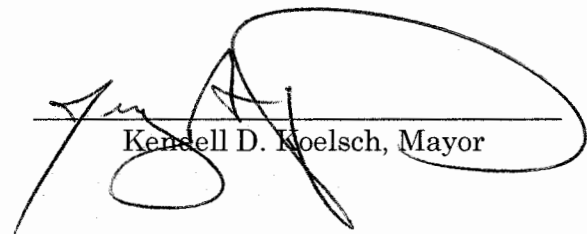
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 6th day of November, 2017.

Attest:



Laurie J. Sica, Municipal Clerk



Kendell D. Koelsch, Mayor

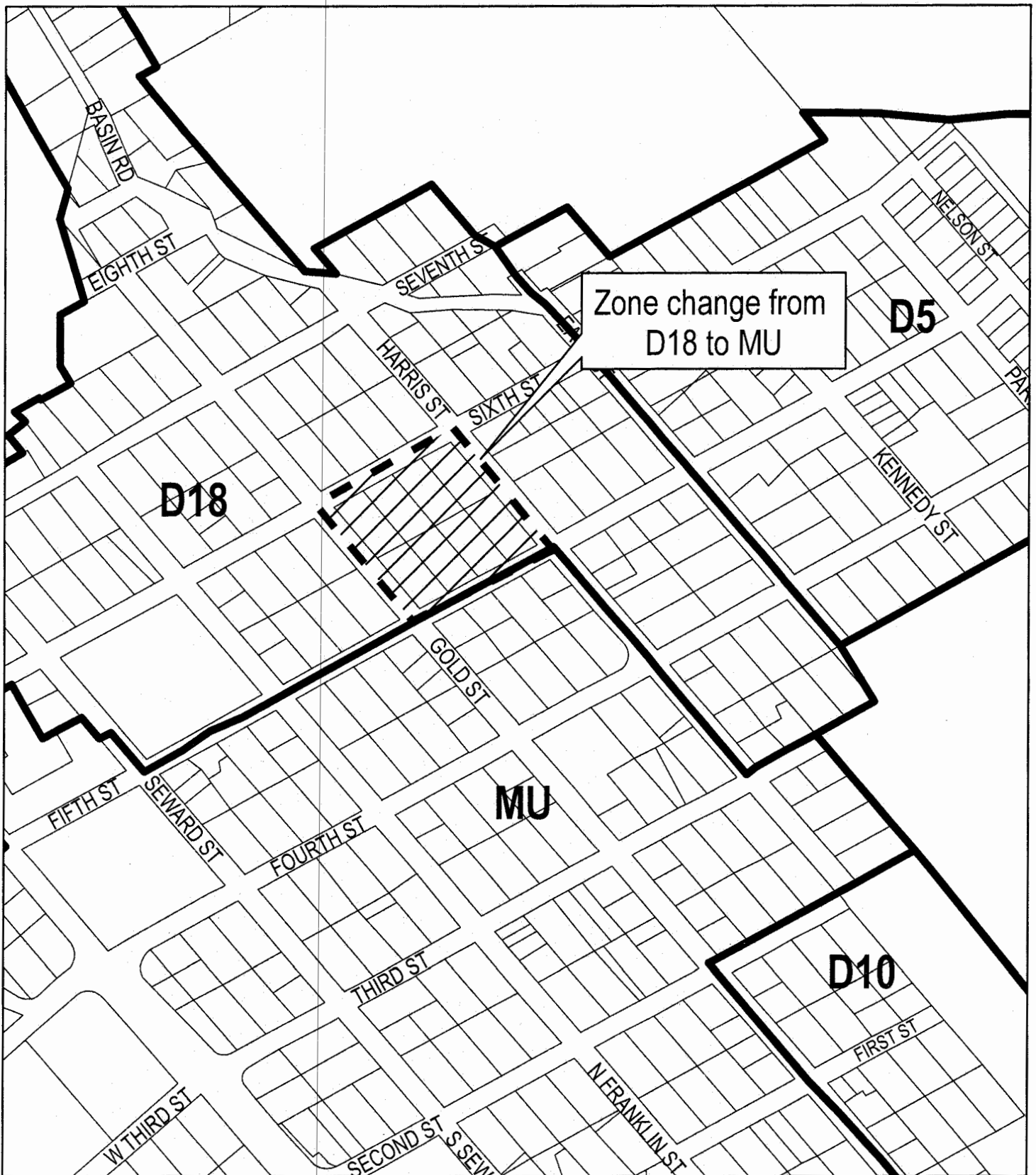


Exhibit A – Ordinance No. 2017-28

Zoning change for Lots 1 - 8, Block 25
 Juneau Townsite from
 D18 (residential) to MU (mixed use)

