

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-30

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Millsite Addition to Douglas Townsite, Block 32, Tract A, Located at 824 Front Street, from WI to LC.

WHEREAS, the CBJ Comprehensive Plan supports the facilitation of housing; and

WHEREAS, the Land Use Maps of the CBJ Comprehensive Plan identifies the subject area proposed for rezoning as Marine Mixed Use (M/MU); and

WHEREAS, M/MU is described as appropriate for lands characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas; and neighborhoods serving marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium - and high density residential uses at densities ranging from ten to 60 residential units per acre; and

WHEREAS, the current zoning designation of Waterfront Industrial (WI) is intended for industrial and port uses which need or substantially benefit from a shoreline location, and where residential uses are restricted to caretaker residences; and

WHEREAS, LC zoning districts accommodate residential development alongside mixed-use development; and

WHEREAS, the area of the proposed rezone is directly adjacent to an existing LC zoning district; and

WHEREAS, LC zoning provides for up to 30 units per acre; and

WHEREAS, rezoning the lot from WI to LC conforms to the maps of the Comprehensive Plan.

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.

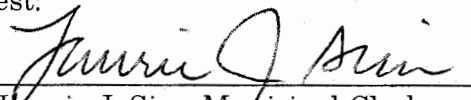
Section 2. Amendment to the Official Zoning Map. The Official Zoning Map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Millsite Addition to Douglas Townsite, Block 32, Tract A, from WI to LC.

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

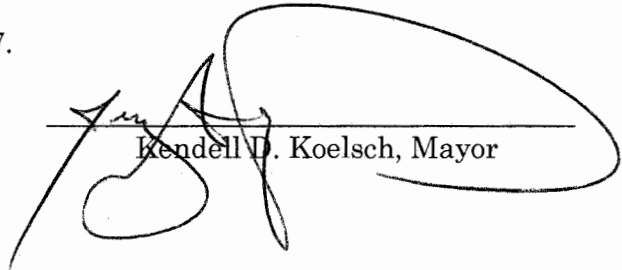
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 6th day of November, 2017.

Attest:



Laurie J. Sica, Municipal Clerk



Kendell D. Koelsch, Mayor

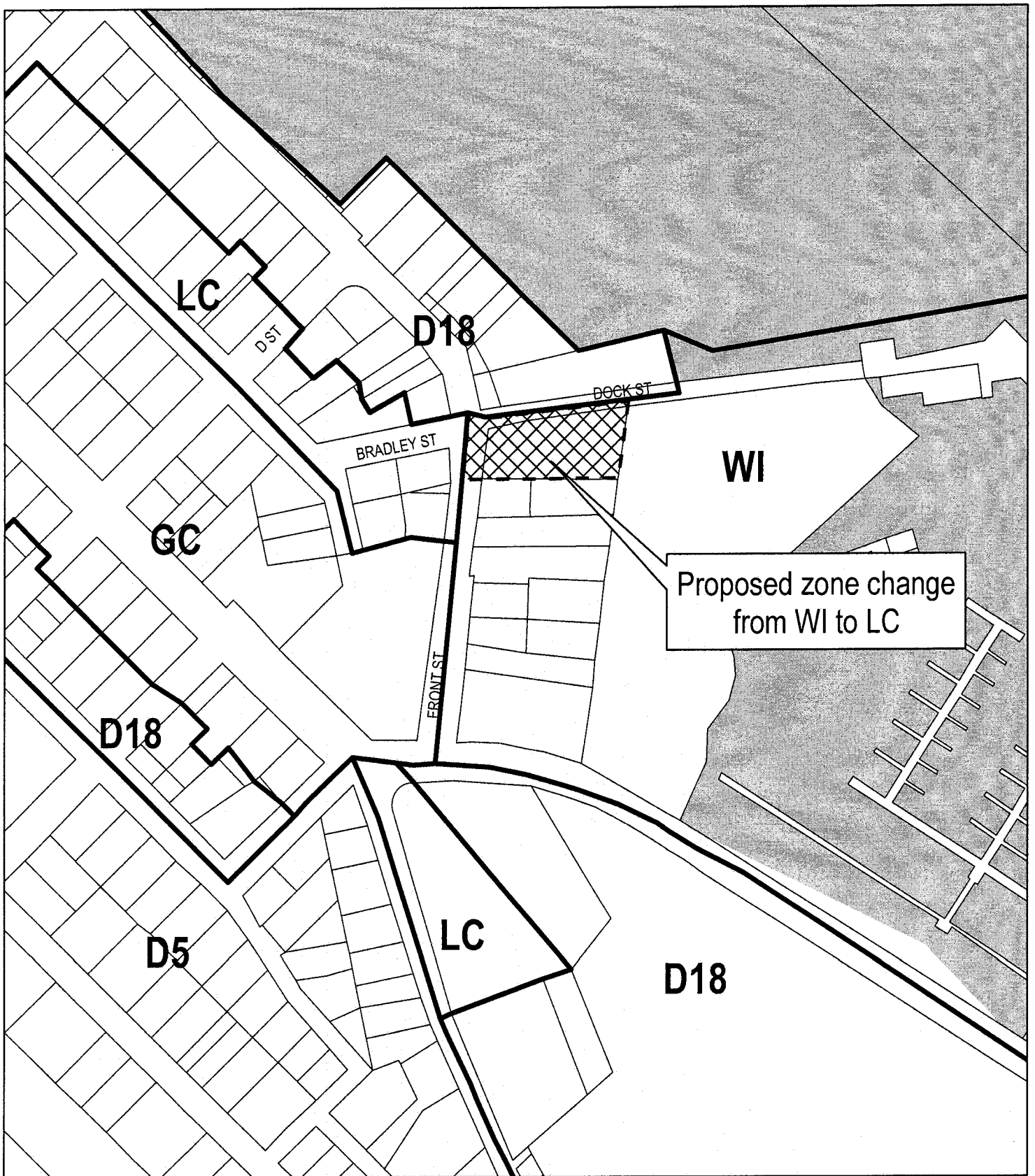


Exhibit A - Ordinance No. 2017-30
 Zone Change for TRACT A, BLOCK 32,
 MILLSITE ADDITION to DOUGLAS TOWNSITE
 from WI (Waterfront Industrial) to LC (Light Commercial)

