

Presented by: The Manager
Introduced: 09/16/19
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2019-39

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Lot 1, Glacier Lands Subdivision, Located Near 5611 Montana Creek Road, from D3 to D5.

WHEREAS, the area of the proposed rezone, Lot 1, Glacier Lands Subdivision, located on Montana Creek Road, is currently zoned D3; and

WHEREAS, the applicant, Coogan Alaska LLC, wishes to rezone the entire parcel to D5; and

WHEREAS, the Comprehensive Plan of the City and Borough of Juneau identifies this area of the Mendenhall Valley as Urban Low Density Residential (ULDR) in Land Use Map G; and

WHEREAS, ULDR is described as lands characterized by urban and suburban residential lands with detached single-family units, duplex, cottage, or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre and that any commercial development should be of a scale consistent with a single-family residential neighborhood; and

WHEREAS, the proposed rezone is located within the Urban Service Area Boundary, which has access to City and Borough water and sewer utilities to adequately accommodate higher development usage and which the CBJ Comprehensive Plan supports as an area for development to increase efficient land use; and

WHEREAS, the Comprehensive Plan vision, policies, implementing actions, standard operating procedures, and development guidelines support increased residential densities when appropriate infrastructure is in place to serve the development; and

WHEREAS, the D5 zone district is described as intended to accommodate primarily single family housing at a density of five dwelling units per acre; and

WHEREAS, rezoning the lot from D3 to D5 substantially conforms to the maps of the Comprehensive Plan; and

WHEREAS, the zone change application meets the criteria set forth in CBJ 49.75.120, as follows:

- a) The zone change is greater than two acres and is an expansion of an existing zone district;
- b) The application is not substantially similar to another rezone considered in the last 12 months; and
- c) The proposed zoning district and the uses allowed therein are in substantial conformance with the Land Use Map of the Comprehensive Plan.

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 Lot 1, Glacier Lands Subdivision, located on Montana Creek Road, from D3 to D5.

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

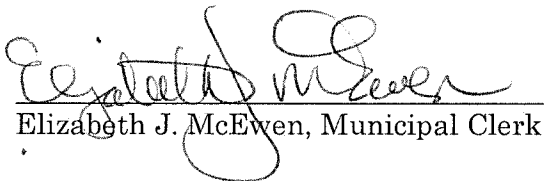
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 14th day of October, 2019.

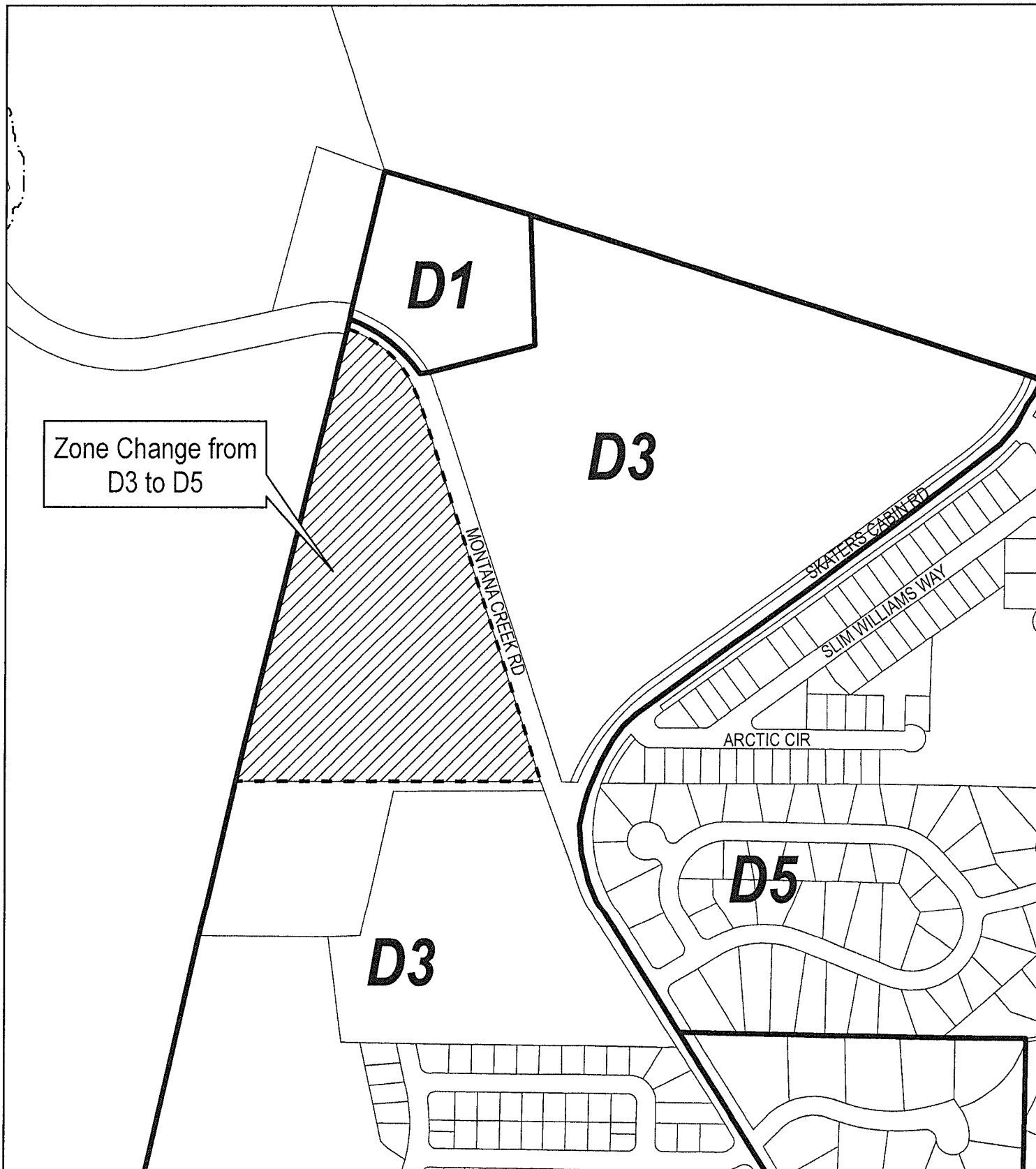


Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk



AME20190008
Zone Change for
GLACIER LANDS LOT 1
from D3 to D5

