

Presented by: The Manager  
Introduced: 11/07/2016  
Drafted by: A. G. Mead

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-41(b)

### **An Ordinance Amending the Official Zoning Maps of the City and Borough to Change the Zoning of a Parcel Located on a Fraction of USMS 164 near the End of St. Ann's Avenue in Downtown Douglas from D-5 to D-18.**

WHEREAS, the CBJ Comprehensive Plan recommends the facilitation of various housing types and densities that are appropriately located in relation to site conditions, surrounding land uses, and capacity of public facilities and transportation systems; and

WHEREAS, the Comprehensive Plan identifies the subject areas proposed for rezoning as Medium Density Residential (MDR); and

WHEREAS, the MDR area is described as appropriate for multifamily dwelling units at densities of 5 - 20 units per acre; and

WHEREAS, the area of the proposed rezone is immediately adjacent to D-18 zoned property; and

WHEREAS, the D-18 zoning district provides up to 18 units per acre; and

WHEREAS, rezoning the parcel from D-5 to D-18 substantially conforms to the land use maps of the Comprehensive Plan; and

WHEREAS, the zone change application meets the criteria set forth in CBJ 49.75.120.

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

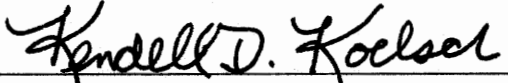
**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Code.

**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 a parcel located on a fraction of USMS 164 near the end of St. Ann's Avenue in Downtown Douglas, from D-5 to D-18.

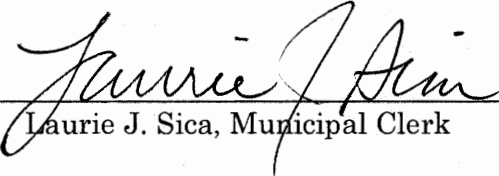
The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

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

Adopted this 9<sup>th</sup> day of January, 2017.

  
\_\_\_\_\_  
Kendell D. Koelsch, Mayor

Attest:

  
\_\_\_\_\_  
Laurie J. Sica, Municipal Clerk

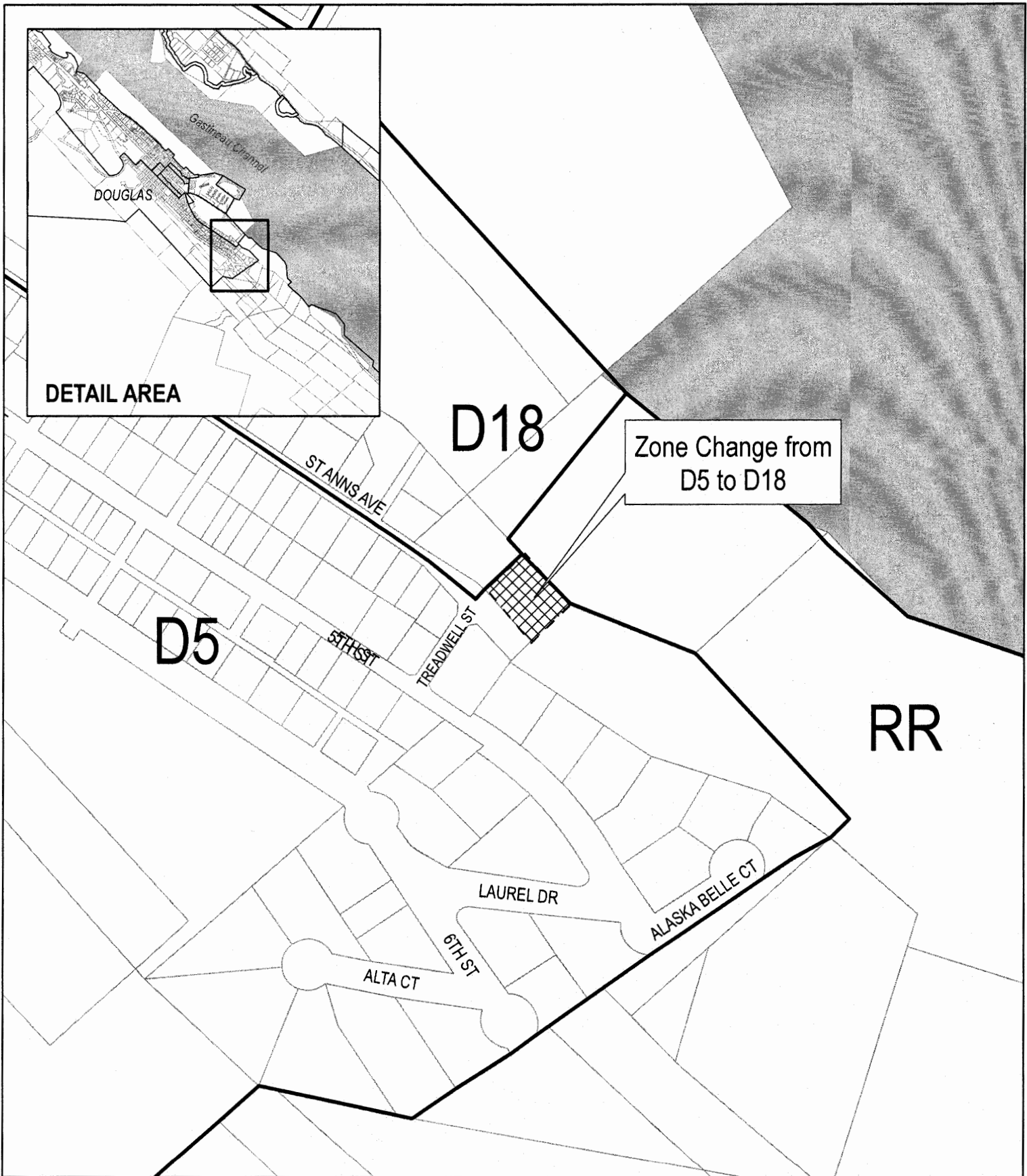


Exhibit A - Ord. 2016-41(b)  
 Rezone for  
 USMS 164 SE FR from D5 to D18

