

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-31

An Ordinance Amending the Comprehensive Plan Land Use Maps of the City and Borough to Change the Land Use Designation of Block 25, Juneau Townsite, Entirely Bounded by Fifth and Sixth Streets and Gold and Harris Streets in Downtown Juneau, from Medium Density Residential to Traditional Town Center.

WHEREAS, the Land Use Maps of the Comprehensive Plan may be amended by the Assembly as necessary to reflect changing conditions; and

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 Land Use Maps of the Comprehensive Plan designate the subject parcels as Medium Density Residential (MDR); and

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

WHEREAS, the MDR designation is not appropriate for the subject parcels because the uses of this parcel more closely comply with Traditional Town Center; and

WHEREAS, the property adjacent to the parcels to be re-designated is identified in the Land Use Maps as Traditional Town Center (TTC), which is described as appropriate for 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, the TTC designation that is adjacent to the subject parcels is more appropriate to the subject sites than their current MDR designation and appears to have been a mapping oversight to not include this block as TTC; 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 for each subarea), 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 both MDR and TTC areas;
and

WHEREAS, on September 12, 2017, the Planning Commission recommended the Assembly adopt this ordinance.

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

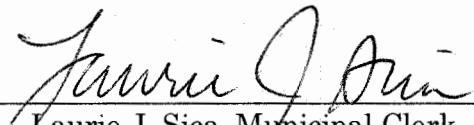
Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to Comprehensive Plan Land Use Map. The Land Use Maps of the Comprehensive Plan of the City and Borough are amended to change the land use designation of the eight parcels in Block 25, Juneau Townsite, entirely bounded by Fifth and Sixth Streets and Gold and Harris Streets in downtown Juneau, from Medium Density Residential (MDR) to Traditional Town Center (TTC). The described amendment is shown on the attached Exhibit A.

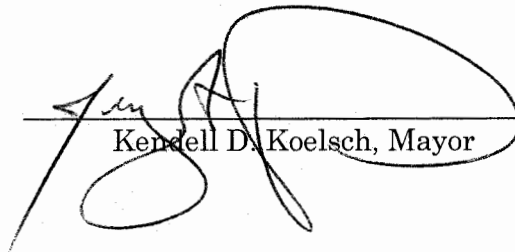
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 6th day of November, 2017.

Attest:



Laurie J. Sica, Municipal Clerk



Kendell D. Koelsch, Mayor

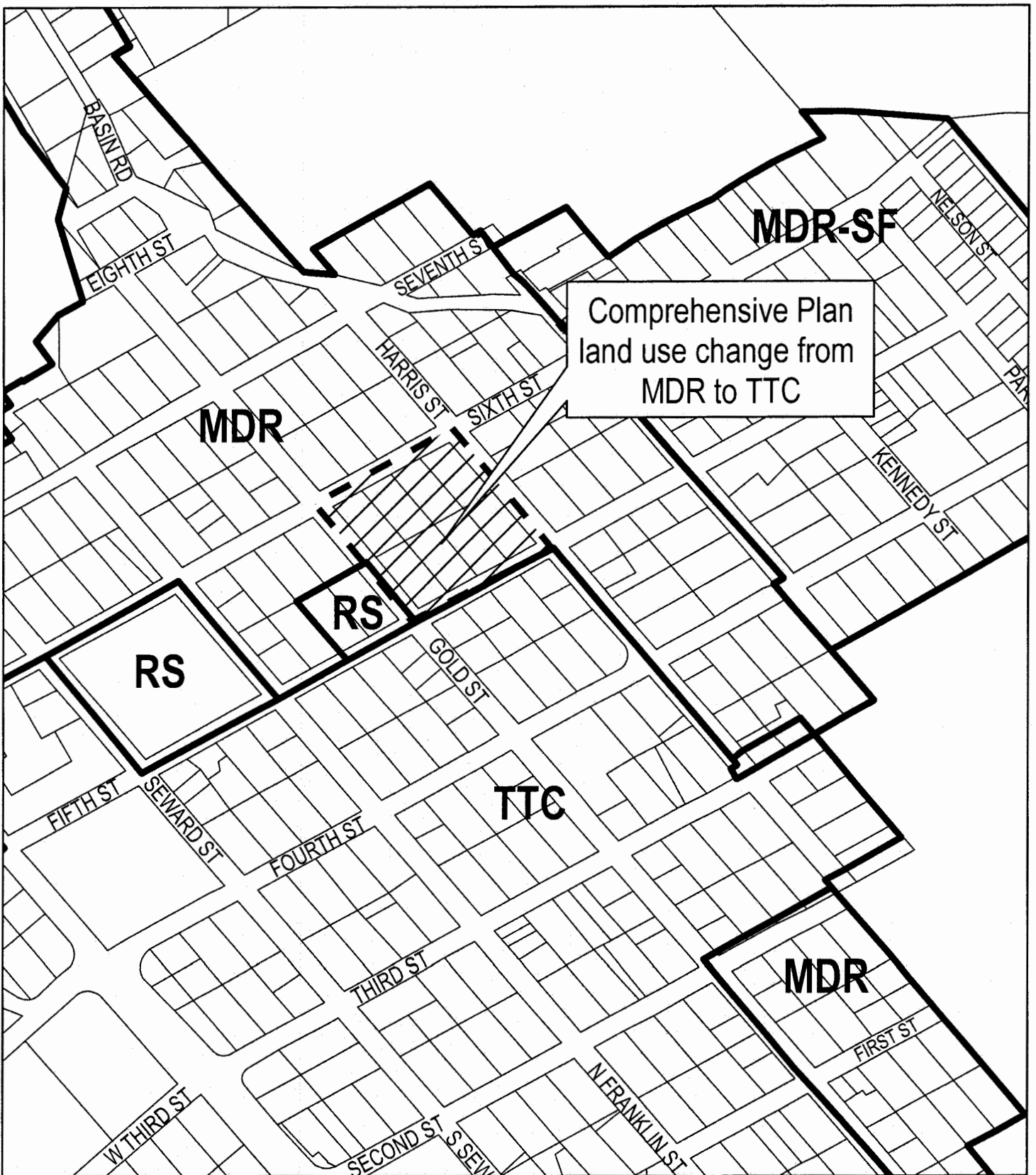


Exhibit A - Ordinance No. 2017-31
 Comprehensive Plan land use change
 for Lots 1 - 8 Juneau Townsite from
 MDR (Medium Density Residential)
 to TTC (Traditional Town Center)

