

Presented by:
Introduced:
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-31

An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.

WHEREAS, the area of the proposed rezone consists of 1.96 acres, located at 12400 Glacier Highway and 12410 Glacier Highway, identified as USS 687 Haffner Tract and USS 687 Fraction, is currently zoned as D1(T)D3; and

WHEREAS, the land use maps of the Comprehensive Plan identify the subject lots as Rural Low Density Residential (RLDR); and

WHEREAS, being in a transitional zoning district, the lots would automatically be upgraded to D3 at the time public sewer is provided in accordance with CBJC 49.70.700(a); and

WHEREAS, the proposed rezone lots have public water with privately maintained septic systems, with the public sewer line currently terminating approximately 850 feet away and over an anadromous stream, from the two lots; and

WHEREAS, adjacent parcels are zoned D3, D18, and waterfront commercial around Auke Bay; and

WHEREAS, the D3 residential district is intended to accommodate single family and duplex residential development with a density of three dwelling units per acre; and

WHEREAS, the proposed rezone is an expansion of the D3 zoning district directly across Glacier Highway and provides for needed increased residential development in the area; and

WHEREAS, the Planning Commission concluded that the change from D1(T)D3 to D3 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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 CBJC 49.25.110, is amended to change the zoning of 12400 Glacier Highway (the tract described as Haffner Tract, within U.S. Survey 687 per plat 74-38W) and 12410 Glacier Highway (a tract within U.S. Survey 687 described as beginning on the northerly line of the Glacier Hwy right-of-way N 53° 47' 48" E 1054.7 feet from Corner 1 of said survey, thence N 43° 19' W 247.58 feet, thence N 46° 41' E 157.11 feet, thence S 43° 19' E 259.25 feet to the north line of the Glacier Hwy right-of-way, thence along the right-of-way line to the point of beginning), identified as USS 687 Haffner Tract and USS 687 Fraction (parcel numbers 4B2301080010; 4B2301080020) from D1(T)D3 to D3 zoning. The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

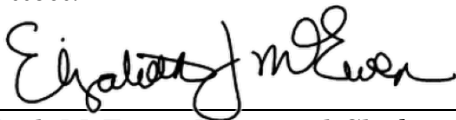
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 21st day of October 2024.

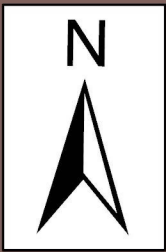


Beth Weldon, Mayor

Attest:



Beth McEwen, Municipal Clerk



(RR) Rural Reserve

D1(T)D3

Proposed zone change from D1 (T) D3 to D3

D10(T)D15

(D 3) Single family/duplex

(WC) Waterfront Commercial

(D18) Multifamily

(D 3) Single family/duplex

0 200 400 800 Feet