



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

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## MEMORANDUM

**To:** Jim Dinley, Municipal Administrator  
Mayor Westover and Members of the Assembly

**From:** Melissa Henshaw, Planner I *MH*

**Subject:** Ordinance 2011-41 Rezoning Lot 25 Block 1 Sitka Indian Village USS 2542  
A&B to CBD Central Business District

**Date:** October 19, 2011

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The Sitka Planning Commission is recommending approval of a zoning map amendment to rezone 256 Katlian Avenue from R-1 single-family and duplex residential district to CBD central business district. This is the property that houses Ludvig's Bistro and a residential unit on the Kaagwaantaan Street side as the property extends between the two roads. The board's recommendation was made during their October 4, 2011 meeting on a 3-0 vote.

The rezoning would extend the existing CBD zoning district that sandwiches this property. Since it is an expansion of an existing district, it is considered appropriate under the code and long standing zoning practice.

Most of the existing zoning pattern along Katlian Street has remained unchanged for the last 25 years. This pattern has a few residentially zoned lots sandwiched between lots that are zoned CBD central business district.

There was not any public comment on the request.

**RECOMMENDED ACTION:** Approve the ordinance.

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