

SUBJECT: Request to Rezone Tax Parcel 17N01W08C002

REQUESTED BY: Wasilla Planning Commission
 THRU: Verne E. Rupright, Chairman

PREPARED BY: Tim Krug, City Planner  DATE: June 22, 1999

FOR AGENDA OF: June 28, 1999

SUMMARY:

On June 8, 1999 The Wasilla Planning Commission voted unanimously not to support a request to rezone approximately 29 acres at 17N01W08C002 more commonly known as 2000 W. Lake Lucille Drive, from R1- Single-family Residential and RR-Rural Residential to C-Commercial and R1 - Single-family Residential.

The following findings of fact summarize the basic facts and reasoning of the Wasilla Planning Commission when deciding this case and adopting not to support Resolution No. 99-11 for Case No. C99-25.

- ◆ Due deference has been given to the community and the city has received 43 out of 49 total written comments in objection to the proposed rezone.
- ◆ The proposed rezone may not substantially comply with Wasilla Municipal Code section 16.43.508 in that some of the utility services are either non-existent and/or may be inadequate in capacity to support a commercial development.
- ◆ Lake Lucille Road is not built to the appropriate standards to support commercial traffic; and the proposal is not substantially consistent with the comprehensive plan.
- ◆ The proposer has not agreed to provide all the necessary improvements or services for the area.
- ◆ Comments of the reviewing agencies indicate portions of the property are wetland.
- ◆ There is no accepted demonstrated need for addition commercial property.
- ◆ It is not suitable to add more commercial on a lake that is primarily residential.
- ◆ The Comprehensive Plan current land use map and future land use map reflects that the western edge of Lucille Lake to be residential.

Disadvantages were noted during the public hearing:

- ◆ Commercial may be detrimental to the lake
- ◆ Property is a wetlands area
- ◆ Too many developments currently on the lake
- ◆ Commercial could attract additional aircraft
- ◆ Lake is often filled with a high amount of recreationalists
- ◆ Lake Lucille Drive has a narrow road easement
- ◆ Loss of residential quality of life
- ◆ Service vehicles, such as garbage trucks are distracting often in the mornings.

Presented with: _____

Date: 6/28/99 **Verified by:** TK

This information is brought before you, should the Wasilla City Council wish to pursue this rezone request further.

FISCAL IMPACT: No Yes, amount requested: \$ Fund:

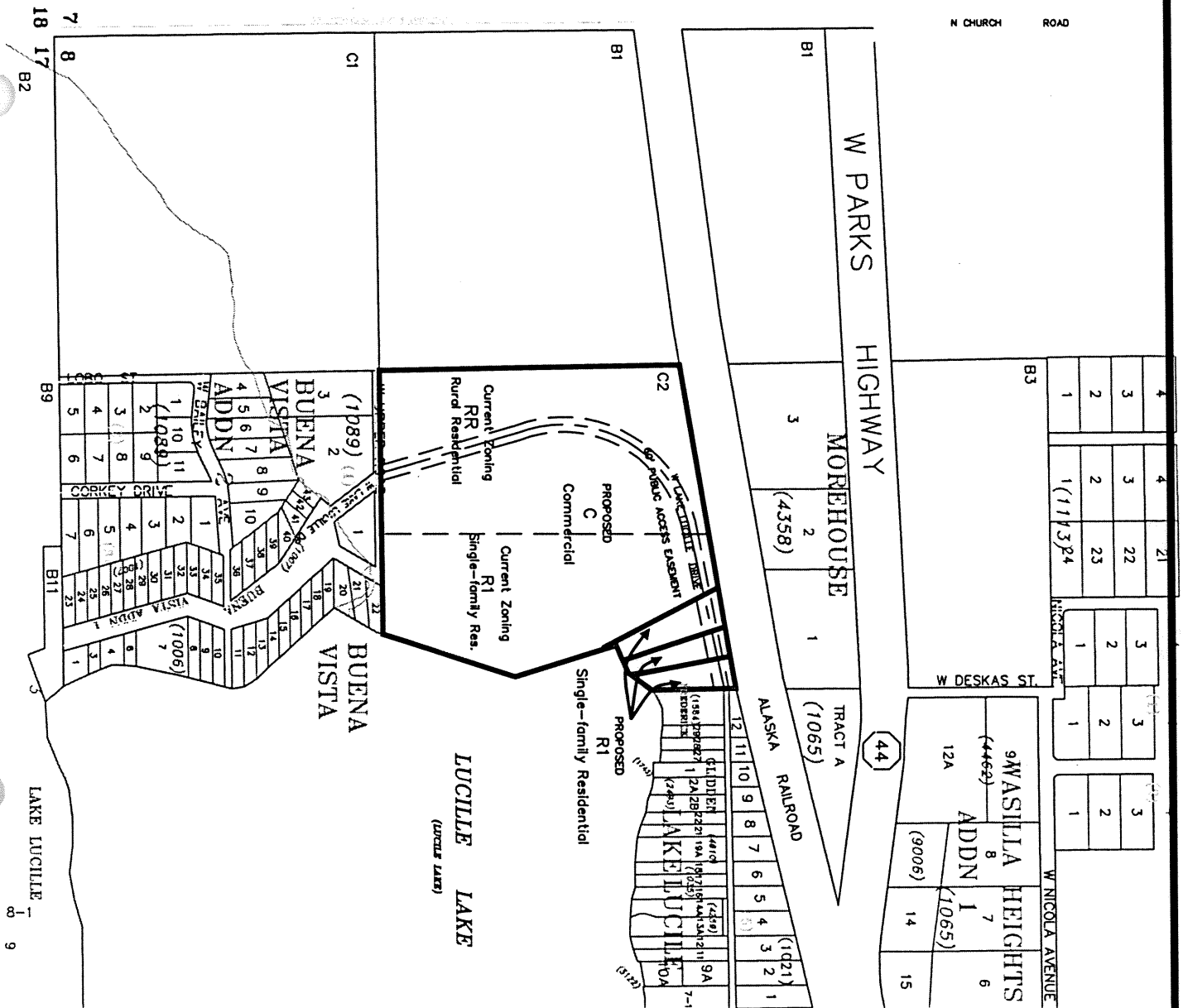
RECOMMENDED ACTION:
None

MAYOR REVIEW/COMMENT: *The Commission has requested this memo be forwarded to Council to explain their position on rejecting the re-zone request.*

Reviewed by: SARAH PALIN, Mayor



Attachments: Case Number 99-25 Site Map



Case No. 99-25

A request of rezone of approximately 29 acres at 17N01W08C002 more commonly known as 2000 W. Lake Lucille Drive, from R1--Single-family residential and RR--Rural Residential to C--Commercial and R1--Single-family residential.

Applicant: Evelyn Aussant Estate
 Representative: Kevin Baker

