

SUBJECT: REQUEST TO REZONE TRACT 3C, FRED NELSON SUBDIVISION FROM RR—RURAL RESIDENTIAL TO RM—RESIDENTIAL MULTIFAMILY.

REQUESTED BY: Wasilla Planning Office

PREPARED BY: Tim Krug, City Planner

DATE: November 17, 2000

FOR AGENDA OF: November 27, 2000

SUMMARY:

The Wasilla Planning Commission (WPC) moved to approve WPC Resolution No. 00-30, a resolution supporting the rezoning petition. The motion on the resolution was favored with 3 votes to 1 vote opposed.

Pursuant to Wasilla Municipal Code §16.43.512(A)(5) the council shall review and act on a rezoning by ordinance. The council shall consider the application and Commission recommendation at its next available meeting after receipt of the Commission recommendation. The status of the commission's recommendation is that it is deadlocked with a recommendation, because the four seats voting on the resolution did not unanimously concur with the rezone.

At the meeting five people from Pinecrest Subdivision were present and expressed their opposition to the rezone request. It appears their primary concern was if Tract 3-C was rezoned it could be used as a finding for the support of a future rezone for Tract B1 Shadowood Valley Unit 2 (the large parcel south of Pinecrest Subdivision, directly across Lucille Street from the proposed site). Should Shadowood Valley Unit 2 be rezoned completely as multi-family they could end up with high density housing in their backyards.

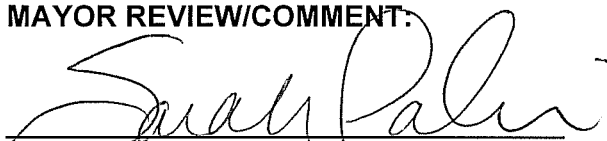
As of November 17, 2000 no adjacent properties to Tract 3-C have indicated any opposition.

FISCAL IMPACT: No Yes, amount requested: . Fund:

RECOMMENDED ACTION:

Schedule proposed Ordinance Serial No. 00-63 for public hearing on December 11, 2000.

MAYOR REVIEW/COMMENT:


Reviewed by: Sarah Palin, Mayor

Attachments: Tract 3C, Fred Nelson Subdivision Information from Land Use File
Ordinance Serial No. 00-63

Presented with: Ord 00-63
Date: 12/11/2000 Verified by: JK