



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
FAX: (907) 373-9085

Non Code Ordinance
Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 09/23/96
Public Hearing Date: 10/14/96

ORDINANCE SERIAL NO. 96-56

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING THE "OFFICIAL ZONING MAP" OF WASILLA, IN ACCORDANCE WITH SECTION 16.43.301 (ZONING MAP) OF THE PRIOR WASILLA DEVELOPMENT CODE, TO REZONE ALL LOTS IN RICHMOND HILLS II SUBDIVISION FROM RR--RURAL RESIDENTIAL TO R1--SINGLE-FAMILY RESIDENTIAL,

WHEREAS, the Wasilla Planning Commission (WPC) considered this request for change of district at a duly advertised public hearing on September 17, 1996; and,

WHEREAS, the WPC adopted a resolution recommending a rezone of ALL LOTS CONTAINED IN RICHMOND HILLS II SUBDIVISION, from RR--Rural Residential to R1--Single-family Residential; and,

WHEREAS, the WPC found that the request furthers one or more of the goals of the 1992 Wasilla Comprehensive Plan, in accordance with Section 16.43.113.B. (Comprehensive Plan) of the prior Wasilla Development Code;

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This is a non-code ordinance.


SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla by rezoning all Lots in Richmond Hills II Subdivision, from RR--Rural Residential to R1--Single-family Residential.

SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone all Lots 1 - 13, Block 1; Lots 1 - 13, Block 2; and Lots 1 - 6, Block 3, Richmond Hills II Subdivision, from RR--Rural Residential to R1--Single-family Residential. A Map showing the change is attached hereto and adopted by reference, as representative of the amendment to the "Official Zoning Map" of Wasilla proposed herein.


SECTION IV. Effective Date. This ordinance becomes effective upon adoption.

ADOPTED by the Council of the City of Wasilla on this 14th day of October, 1996.

ATTEST:



MARJORIE D. HARRIS, CMC
City Clerk
(SEAL)

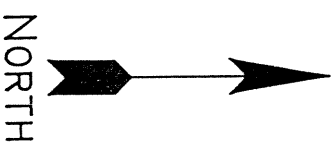
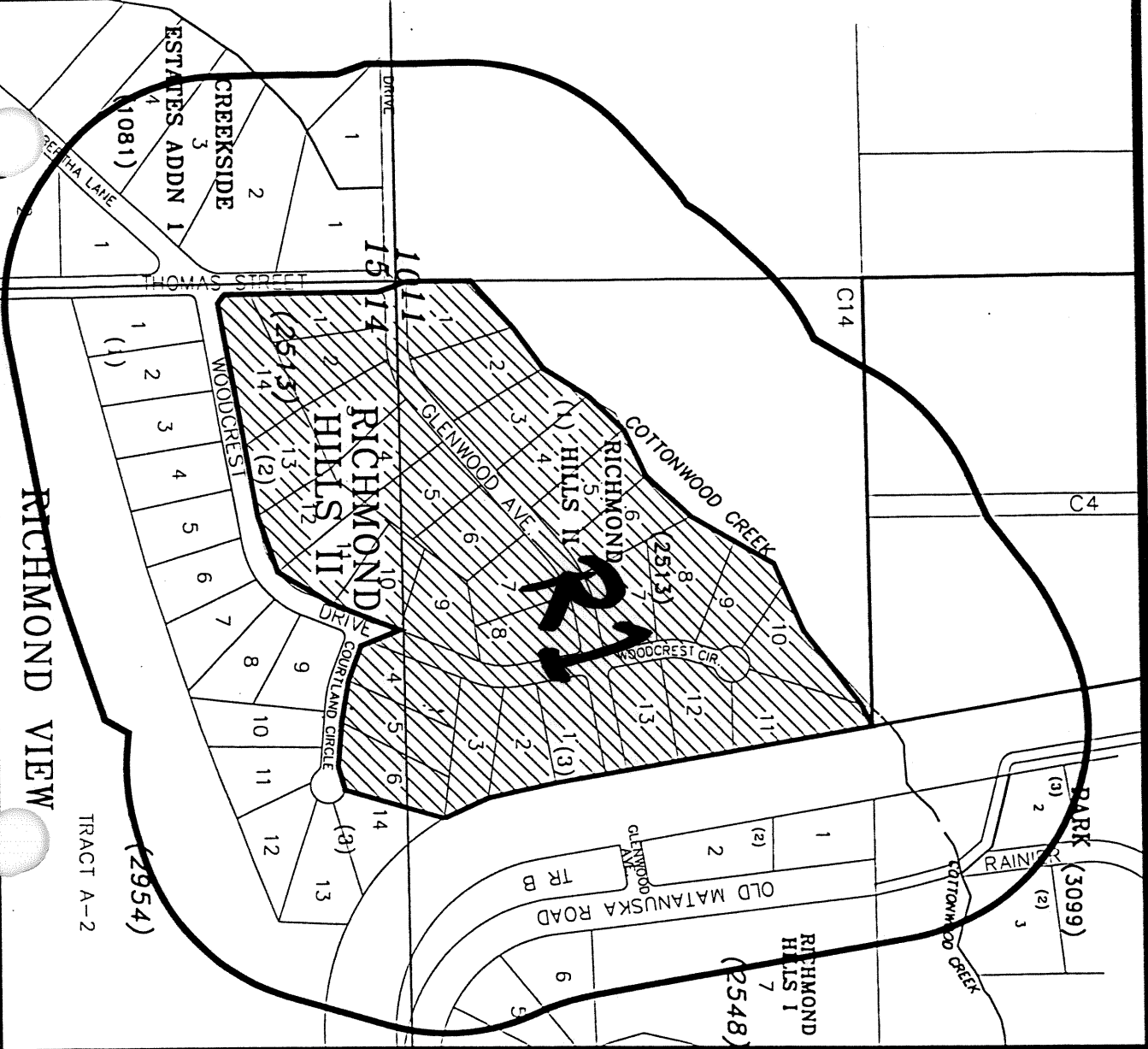


SARAH H. PALIN, Mayor

Ord. No. 96-56

R96-086

Petition request to investigate the possible rezone of Lots 1 - 13, Block 1; Lots 1 - 14, Block 2, and Lots 1 - 6, Block 3, Richmond Hills II Subdivision from RR--Rural Residential to R1--Singlefamily Residential. This request directly affects the 33 lots as shown in the hatched area to the left.





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WASILLA PLANNING COMMISSION RESOLUTION NO. 96-24

A RESOLUTION OF THE WASILLA PLANNING COMMISSION OF THE CITY OF WASILLA, ALASKA, RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE OFFICIAL WASILLA ZONING MAP TO REFLECT A CHANGE OF ZONING FROM RR--RURAL RESIDENTIAL TO R1--SINGLE-FAMILY RESIDENTIAL, FOR LOTS 1 THROUGH 13, BLOCK 1, LOTS 1 THROUGH 14, BLOCK 2, AND LOTS 1 THROUGH 6, BLOCK 3, RICHMOND HILLS II SUBDIVISION, A CONTIGUOUS AREA OF LAND GENERALLY ALONG THE WEST END OF GLENWOOD AVENUE AND COMPRISED OF 33 LOTS.

WHEREAS, a petition request to rezone land from RR--Rural Residential to R1--Single-family Residential was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a public meeting on September 17, 1996; and,

WHEREAS, a duly advertised public hearing was held at that time, with 46 public hearing notices mailed to surrounding land owners prior to the hearing; and

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of the staff, the public testimony - both written and verbal comments, the applicable provisions of the 1992 and 1996 Wasilla Comprehensive Plans, and other pertinent information; and

WHEREAS, the WPC now wishes to forward this request for rezone to the Wasilla City Council along with a recommendation for approval, as follows:

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission of the City of Wasilla, hereby forwards to the Wasilla City Council, Case D96-086 (Rezone), a petition request to rezone Lots 1 through 13, Block 1; Lots 1 through 14, Block 2; and Lots 1 through 6, Block 3, Richmond Hills II Subdivision, generally located along the West end of Glenwood Avenue, from RR--Rural Residential to R1--Single-family Residential.

The Wasilla Planning Commission recommends approval of this request and bases its recommendation upon the following findings:

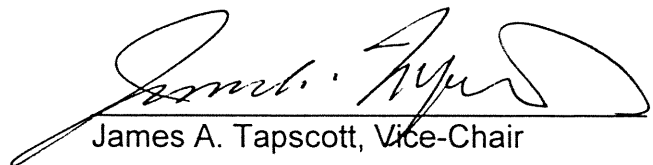
1. The contiguous lots and block that make up Richmond Hills II Subdivision, are well in excess of the 2 acre minimum area requirement for rezone requests that are not adjoining an area already designated with the zoning district requested.

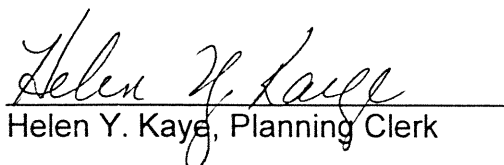
2. The uses permitted in the R1--Single-family Residential zoning district, are compatible with the historical and present day use of the subdivision for residential purposes.
3. No nonconforming uses or structures will be created by the proposed change in zoning districts.
4. The zoning proposed for the subdivision is consistent with the designation of the area for Low Density Residential development that is set forth in the 1992 Wasilla Comprehensive Plan.
5. The zoning proposed for the subdivision is consistent with the designation of the area for Generally Residential development, as set forth in the provisional 1996, Wasilla Comprehensive Plan.
6. The rezone will complement the existing covenants in the subdivision and will minimize the possibility that the City might one day permit a land use in the subdivision that is not compatible with the single-family residential character of the neighborhood.
7. No increase in traffic potential will result from approving this rezone request.
8. The Richmond Hills II Subdivision, taken as a whole, is physically suitable for single-family residential development and use.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 17th day of September, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:


James A. Tapscott, Vice-Chair


Helen Y. Kaye, Planning Clerk

(SEAL)