



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. 96-58

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 LOTS 1 - 14, BLOCK 1, RICHMOND VIEW 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 LOTS 1 - 14, BLOCK 1, RICHMOND VIEW 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 Lots 1 - 14, Block 1, Richmond View 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 - 14, Block 1, Richmond View 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)

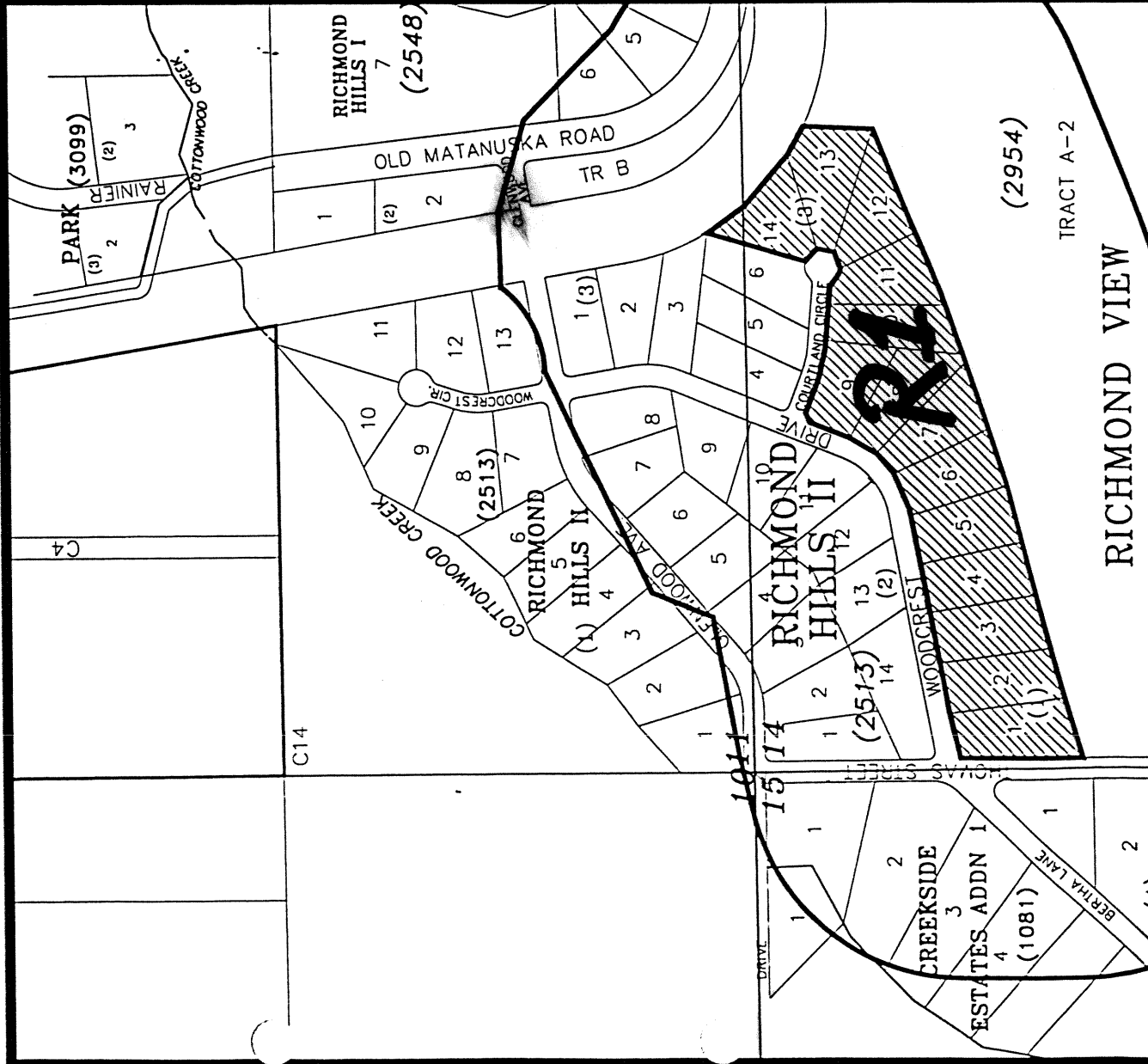
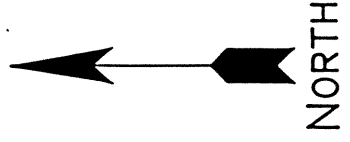


SARAH H. PALIN, Mayor

Ord. No. 96-58

R96-096

Petition request to investigate the possible rezone of Lots 1 - 14, Block 1, Richmond View Sub. from RR--Rural Residential to R1--Singlefamily Residential. This investigation directly involves 14 lots located within the petition boundaries as shown in the cross-hatched area to the left.



RICHMOND VIEW

TRACT A-2

(2954)

R1



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WASILLA PLANNING COMMISSION RESOLUTION NO. 96-25

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 14, BLOCK 1, RICHMOND VIEW SUBDIVISION, A CONTIGUOUS AREA OF LAND GENERALLY NEAR THE WEST END OF GLENWOOD AVENUE AND COMPRISED OF 14 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 D96-096 (Rezone), a petition request to rezone Lots 1 through 14, Block 1; Richmond View Subdivision, generally located near 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:

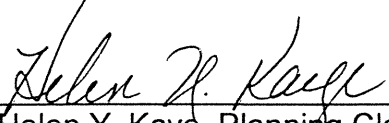
1. The contiguous lots that make up Richmond View Subdivision, are well in excess of the 2 acre minimum area requirement for rezone requests that are not adjoining an area that is already designated with the zoning district requested.

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 View Subdivision, taken as a whole, is physically suitable for single-family residential development and related uses.

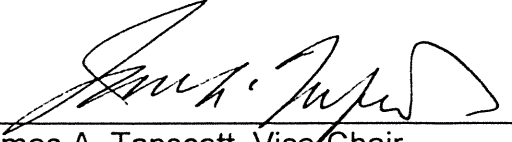
I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 17th day of September, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:



Helen Y. Kaye, Planning Clerk



James A. Tapscott, Vice Chair

(SEAL)



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PHONE: (907) 373-9050

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COUNCIL MEMORANDUM NO. 96-90

From: Duane Dvorak, City Planner 

Date: September 18, 1996

Subject: Planning Commission recommendation to introduce Ordinance No. 96-56, Ordinance No. 96-57, and Ordinance 96-58, addressing three rezoning requests that were reviewed by the Commission at its regular meeting on September 17, 1996.

At its September 17, 1996 regular meeting, the Wasilla Planning Commission held public hearings to consider three rezoning requests involving residential subdivisions in Wasilla. The three rezone requests are listed below by case number and subdivision descriptions.

Ordinance No. 96-56

Case 96-086, Lots 1 - 13, Block 1; Lots 1 - 14, Block 2; and Lots 1 - 6, Block 3, Richmond Hills II Sub. Request to rezone from RR--Rural Residential to R1--Single-family Residential. (Petitioners: Barbara and Eric Poetzch, et al)

Ordinance No. 96-57

Case 96-087, All Lots and Tracts in Mission Hills Subdivision, Phases I, II, and III. Request to rezone from RR--Rural Residential to R1--Single-family Residential. (Petitioners: Verdie A. Bowen, et al)

Ordinance No. 96-58

Case 96-096, Lots 1 - 14, Block 1, Richmond View Sub. Request to rezone from RR--Rural Residential to R1--Single-family Residential. (Petitioners: Yvonne Sumner, et al)

A copy of the staff report, staff recommendation, and adopted Commission resolution for each case is being forwarded to the City Clerks Office with this memorandum. If the City Council or interested public has any questions about these rezones, the complete case file is available for inspection at the Wasilla Planning Office. The Wasilla Planning Office can be reached at 373-9094.

Please bear in mind that the petitions for these cases were submitted prior to the adoption of the Wasilla Revised Development Code. As a result, the procedure used, and code sections cited, conform to the prior Wasilla Development Code that was in effect before August 12, 1996. This transition requirement is set forth in the Wasilla Revised Development Code that was adopted on August 12, 1996.