



CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

ORDINANCE SERIAL NO. 96-61

Non Code Ordinance
Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 10/28/96
Public Hearing Date: 11/13/95

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING THE "OFFICIAL ZONING MAP" OF WASILLA, IN ACCORDANCE WITH SECTION 16.43.512 (REZONING) OF THE WASILLA REVISED DEVELOPMENT CODE, TO REZONE LOTS 9 - 20, BLOCK 1; LOTS 1 - 14, BLOCK 2; AND LOTS 1 - 7, BLOCK 3, SOUTHVIEW EXTENSION SUBDIVISION, A CONTIGUOUS AREA OF LAND LOCATED GENERALLY EAST OF OLD MANTANUSKA ROAD A SHORT DISTANCE SOUTH OF THE PARKS HIGHWAY.

WHEREAS, the Wasilla Planning Commission (WPC) considered this request for change of district at a duly advertised public hearing on October 15, 1996; and,

WHEREAS, the WPC adopted a resolution recommending a rezone of the above referenced lots from RR--Rural Residential to R1--Single-family Residential; and,

WHEREAS, the WPC found that the request is consistent with the rezone criteria set forth in Section 16.43.512 (Rezoning) of the Wasilla Revised 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 31 lots in Southview Extension 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 LOTS 9 - 20, BLOCK 1; LOTS 1 - 14, BLOCK 2; AND LOTS 1 - 7, BLOCK 3, SOUTHVIEW EXTENSION 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 25th day of November, 1996.

ATTEST:



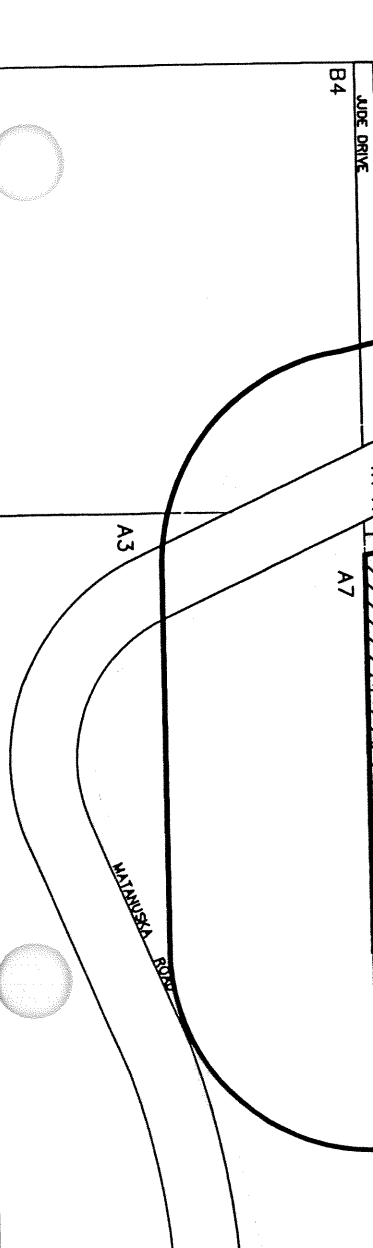
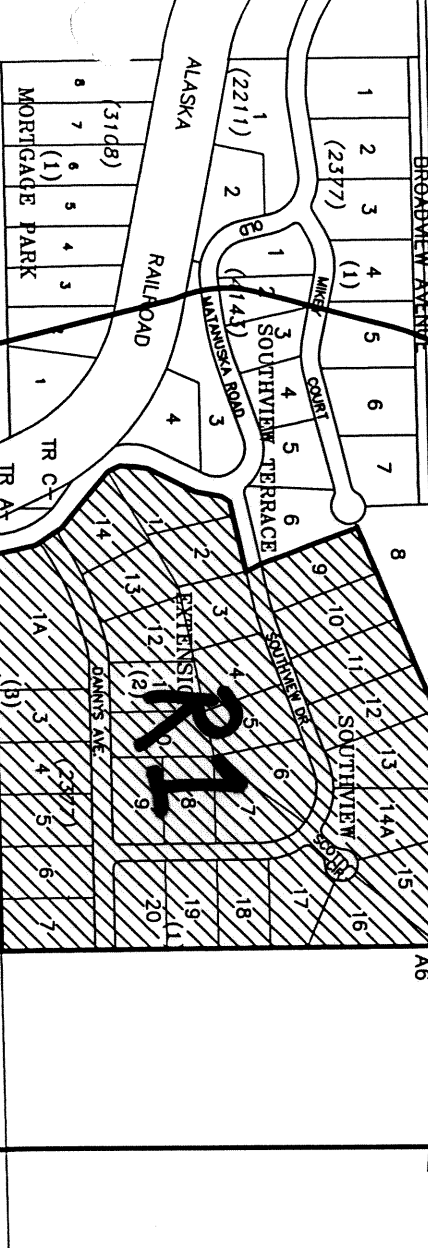
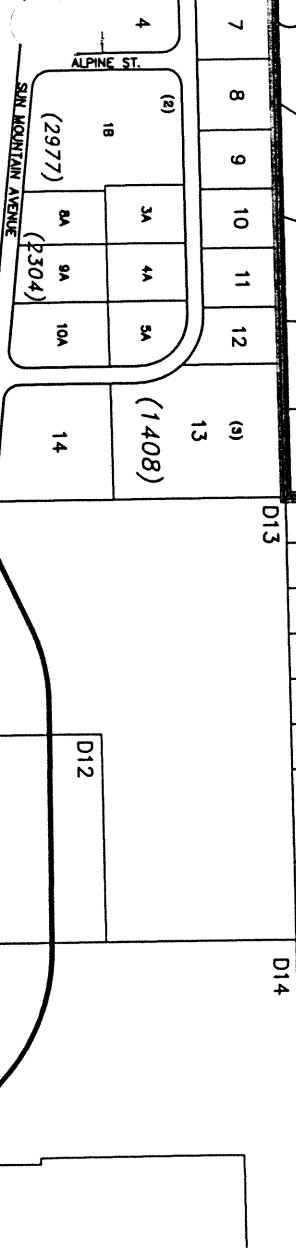
MARJORIE D. HARRIS, CMC
City Clerk



SARAH H. PALIN, Mayor

Ordinance No. 96-61

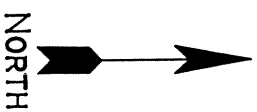
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Case R96-097

Petition request to investigate the possible rezone of Lots 9 through 20, Block 1; Lots 1 through 14, Block 2; and Lots 1 through 7, Block 3, Southview Extension, from RR--Rural Residential to R1--Singlefamily Residential. This request directly affects 31 lots as shown in the hatched area to the left.

R1 = Single Family Residential





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WASILLA PLANNING COMMISSION RESOLUTION NO. 96-28

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 9 THROUGH 20, BLOCK 1; LOTS 1 THROUGH 14, BLOCK 2; AND LOTS 1 THROUGH 7, BLOCK 3, SOUTHVIEW EXTENSION SUBDIVISION, A CONTIGUOUS AREA OF LAND GENERALLY EAST OF OLD MATANUSKA ROAD, COMPRISED OF 31 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 public meetings on October 3, and October 15, 1996; and,

WHEREAS, a duly advertised public hearing was held, 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 R96-097 (Rezone), a petition request to rezone Lots 9 through 20, Block 1; Lots 1 through 14, Block 2; and Lots 1 through 7, Block 3, Southview Extension Subdivision, generally located east of Old Matanuska Road between the Parks Highway and Fairview Loop Road, from RR--Rural Residential to R1--Single-family Residential.

The Wasilla Planning Commission recommends approval of this request and supports this recommendation with the findings below:

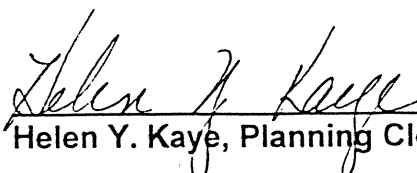
1. The contiguous lots that make up Southview Extension Subdivision, are well in excess of the 2 acre minimum area requirement for rezone requests that are not adjoining an area that is already designated with the zoning district requested.

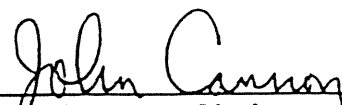
2. The uses permitted in the R1--Single-family Residential zoning district, are compatible with the historical and present day use of the subdivision for residential purposes.
3. No nonconforming uses or structures will be created by the proposed change in zoning districts.
4. The zoning proposed for 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 Southview Extension 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 15th day of October, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:


Helen Y. Kaye, Planning Clerk


John Cannon, Chair

(SEAL)