



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: 10/28/96
Public Hearing Date: 11/13/96

ORDINANCE SERIAL NO. 96-62

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 1 - 6, SOUTHVIEW TERRACE 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 R2--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.

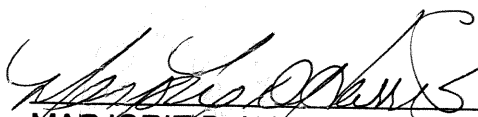
SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla by rezoning six lots in Southview Terrace Subdivision, from RR--Rural Residential to R2--Residential.

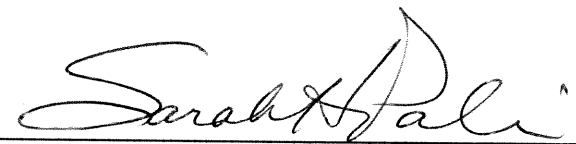
SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone LOTS 1 - 6, SOUTHVIEW TERRACE SUBDIVISION, from RR--Rural Residential to R2--Residential. A Map showing the change is attached hereto and adopted by reference, as representative of the amendment to the "Official Zoning Map" of Wasilla proposed herein.

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

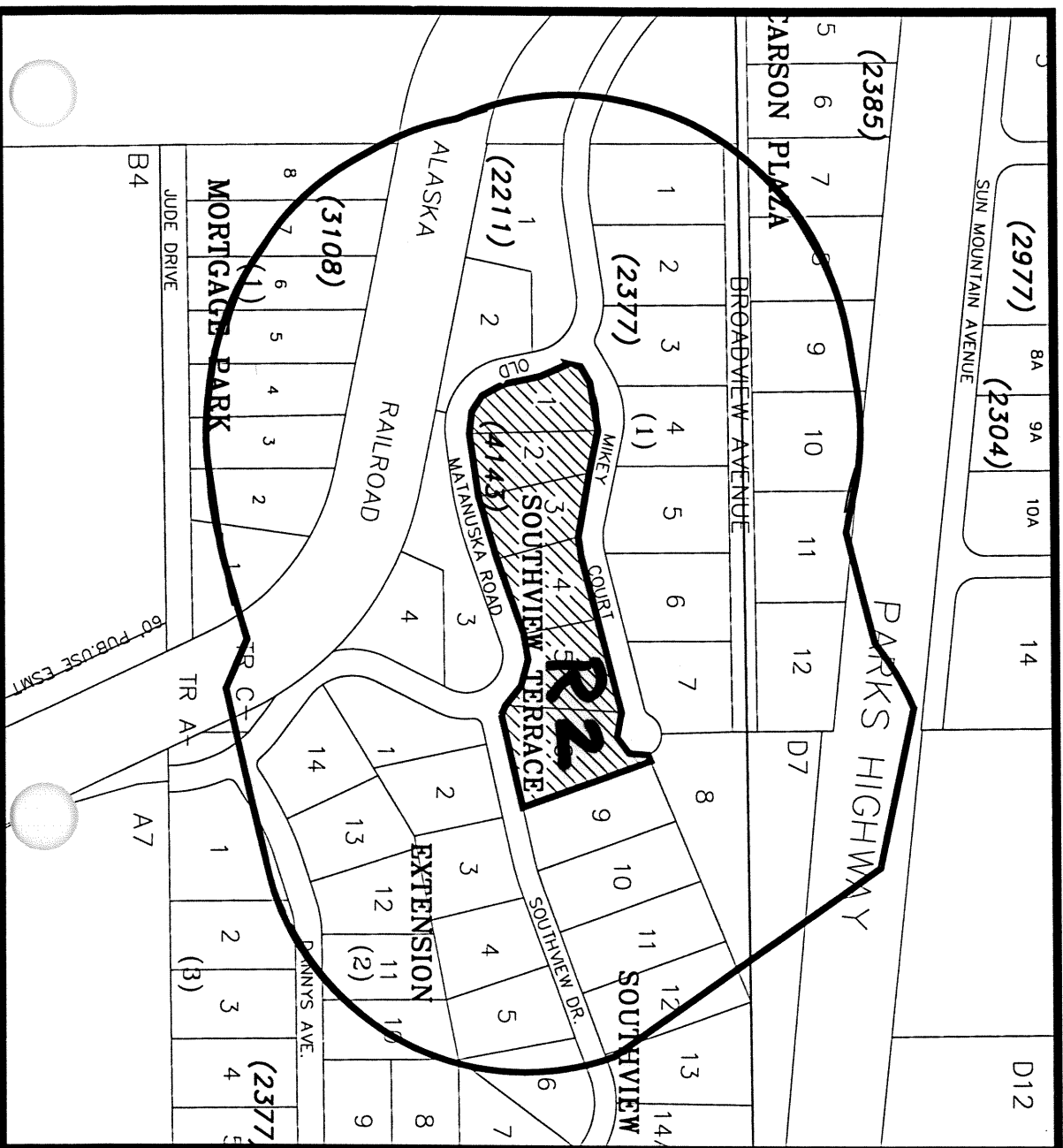
ADOPTED by the Council of the City of Wasilla on this 25th day of November, 1996.

ATTEST:


MARJORIE D. HARRIS, CMC
City Clerk


SARAH H. PALIN, Mayor

Ordinance No. 96-62

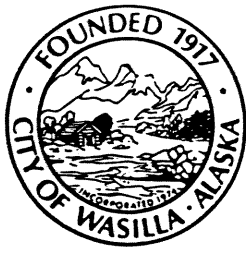


Case R96-113

A petition request to investigate the possible rezone of lots 1-6 of Southview Terrace, from RR-Rural Residential to R2-Residential. This request directly affects six lots as shown in the hatched area to the left.

Lots 1-6 Southview Terrace Subdivision

R2 = Residential



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WASILLA PLANNING COMMISSION RESOLUTION NO. 96-33

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 R2--RESIDENTIAL, FOR LOTS 1 THROUGH 6, SOUTHVIEW TERRACE, A SMALL SUBDIVISION GENERALLY LOCATED EAST OF OLD MATANUSKA ROAD BETWEEN THE PARKS HIGHWAY AND FAIRVIEW LOOP ROAD.

WHEREAS, a petition request to rezone land from RR--Rural Residential to R2--Residential was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a public meeting on October 15, 1996; and,

WHEREAS, a duly advertised public hearing was held at that time, with 32 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 R96-113 (Rezone), a petition request to rezone Lots 1 through 6, Southview Terrace Subdivision, generally located east of Old Matanuska Road, between the Parks Highway and Fairview Loop Road, from RR--Rural Residential to R2--Residential.

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

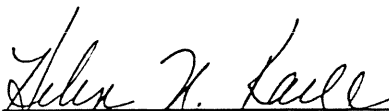
1. The contiguous lots that make up Southview Terrace Subdivision are well in excess of the 2 acre minimum area requirement for rezone requests that are not adjoining an area that is already designated with the zoning district requested.
2. The uses permitted in the R2--Residential district, are compatible with the proposed use of the lots implied in the covenants for the subdivision.

3. No nonconforming uses or structures will be created by the proposed change in development district.
4. The zoning proposed for the subdivision is generally consistent with the designation of the area for Low Density Residential development that is set forth in the 1992 Wasilla Comprehensive Plan. This takes into consideration the I—Intermediate district was the previous district standard applied to all “low density” lands outlying the Wasilla core area.
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 is expected to result from approving this rezone request.
8. The Southview Terrace Subdivision, taken as a whole, is physically suitable for medium density 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)