



CITY OF WASILLA

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Non Code Ordinance
Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 12/09/96
Public Hearing Date: 01/13/97

ORDINANCE SERIAL NO. 96-80

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING FIGURE 4-2, "FUTURE LAND USE MAP" OF THE 1996 CITY OF WASILLA COMPREHENSIVE PLAN, AND, AN AMENDMENT TO THE "OFFICIAL ZONING MAP" OF WASILLA, IN ACCORDANCE WITH SECTION 16.43.512 (REZONING) OF THE WASILLA REVISED DEVELOPMENT CODE, TO REZONE TRACT 7, FRED NELSON SUBDIVISION, AND LOT 1 AND TRACT A, LOFLAND AND SIMONDS SUBDIVISION FROM RR--RURAL RESIDENTIAL TO C--COMMERCIAL, GENERALLY LOCATED NORTH OF DANA AVENUE AND WEST OF WASILLA FISHHOOK ROAD.

WHEREAS, the Commission considered this request for change of district at a duly advertised public hearing on October 3, 1996; and then brought this case back on the November 6, 1996 Regular Meeting agenda under Unfinished Business; and,

WHEREAS, the WPC adopted a resolution recommending a rezone of the above referenced tract and lot from RR--Rural Residential to C--Commercial; 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; and,

WHEREAS, the "Future Land Use Map" (Figure 4-2) of the 1996 City of Wasilla Comprehensive Plan must first be amended to designate the lands requested for rezone to an appropriate use category to allow commercial zoning and activities;

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 "Future Land Use Map", Figure 4-2, of the 1996 City of Wasilla Comprehensive Plan, and to amend the "Official Zoning Map" of Wasilla to allow the rezoning of two tracts and one lot from RR--Rural Residential to C--Commercial.

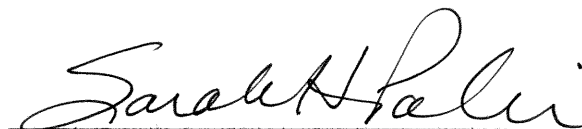
SECTION III. Enactment. The 1996 City of Wasilla Comprehensive Plan, April 1996, as referenced in Section 16.43.110 Comprehensive Plan of the Wasilla Revised Development Code, is hereby amended to designate Tract 7, Fred Nelson Subdivision, and Lot 1 and Tract A, Lofland and Simonds Subdivision for generally Commercial/Business development.

SECTION IV. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone Tract 7, Fred Nelson Subdivision, and Lot 1 and Tract A, Lofland and Simonds Subdivision, from RR--Rural Residential to C--


Commercial. 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 V. Effective Date. This ordinance becomes effective upon adoption, however the zone change will not be mapped until the change to the "Future Land Use Map" is formally recognized and/or acknowledged by the Mat-Su Borough Planning Department as official.

ADOPTED by the Council of the City of Wasilla on this 27th day of January, 1997.


SARAH H. PALIN, Mayor

ATTEST:

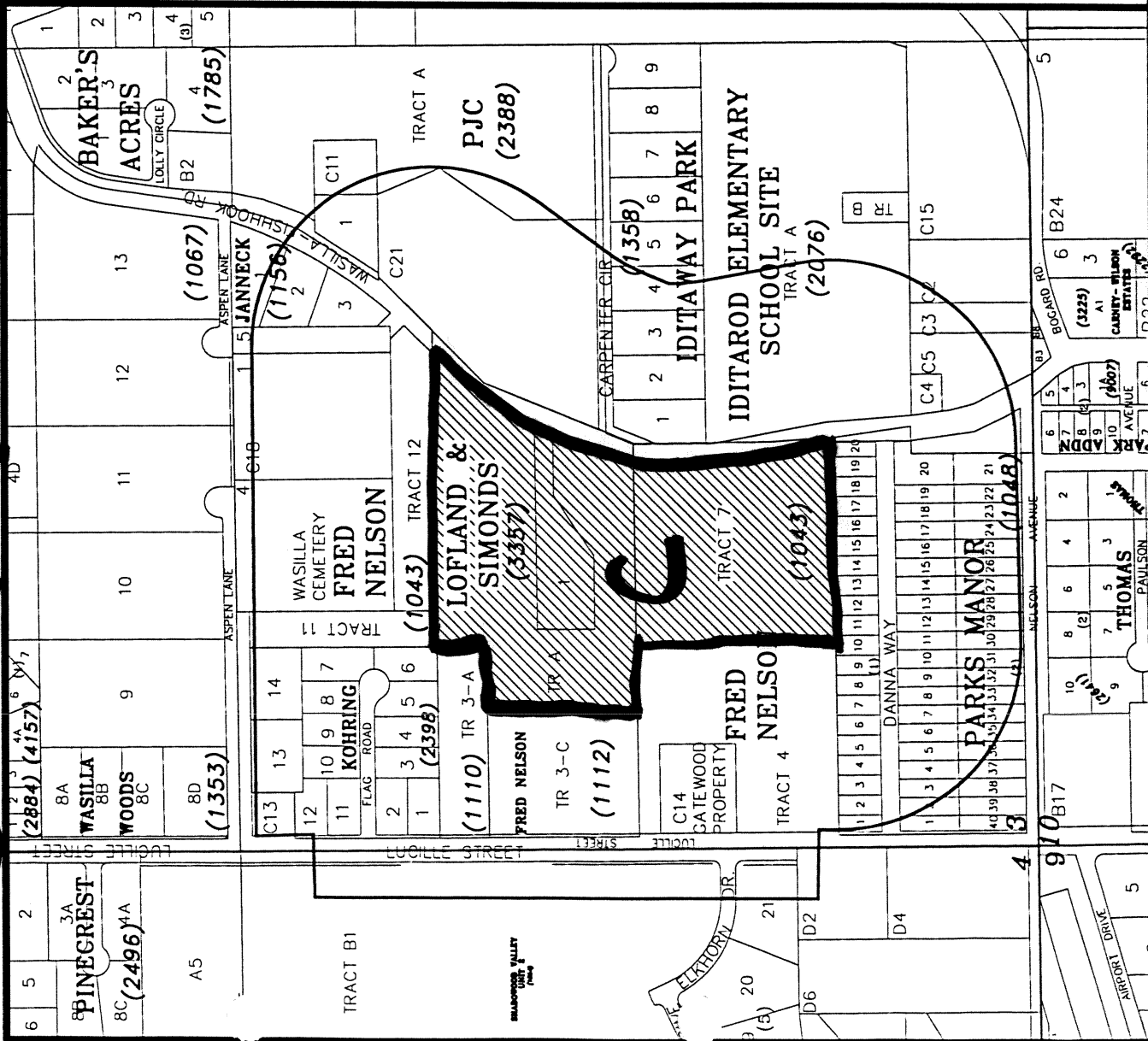

MARJORIE D. HARRIS, CMC
City Clerk

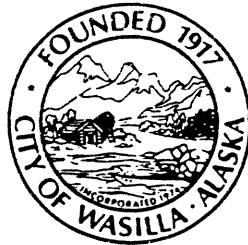
Ord 96-80

Case R96-103

A petition request to investigate the possible rezone of Tract 7 Fred Nelson Subdivision, and Tract A and Lot 1, Lofland & Simonds Subdivision from RR--Rural Residential to C--Commercial. This request directly affects 1 lot and 2 tracts as shown in the hatched area to the left.

C = Commercial





**WASILLA PLANNING COMMISSION
RESOLUTION NO. 96-31**

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 C--COMMERCIAL, FOR TRACT 7, FRED NELSON SUBDIVISION, AND LOT 1 AND TRACT A, LOFLAND AND SIMONDS SUBDIVISION, GENERALLY LOCATED NORTH OF DANA AVENUE AND WEST OF WASILLA FISHHOOK ROAD.

WHEREAS, a petition request to rezone land from RR—Rural Residential to C—Commercial was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at public meetings on October 3, and November 6, 1996; and,

WHEREAS, a duly advertised public hearing was held on October 3, 1996, with 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 codes and 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 R96-103 (Rezone), a petition request to rezone Tract 7, Fred Nelson Subdivision, and Lot 1 and Tract A, Lofland and Simonds Subdivision, an area generally located north of Dana Avenue and West of Wasilla Fishhook Road, from RR--Rural Residential to C—Commercial, and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission recommends a minor amendment to the 1992 and 1996 Wasilla Comprehensive Plans, as appropriate, to designate these areas for commercial development.

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

1. The proposed Tracts and lot 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 C—Commercial zoning district, are compatible with the historical and present day use of the tract which is primarily vacant, with some residential use in evidence.
3. No nonconforming uses or structures will be created by the proposed change in zoning districts.
4. The zoning proposed for these lots is generally consistent with the designation of the area to the immediate south of the request for Commercial development. Although this area has been designated generally residential, it does adjoin the downtown Wasilla commercial core area. It is noted that a wide range of commercial use was routinely permitted in the former I—Intermediate development district that applied to this property prior to the August 12, 1996 adoption of the Wasilla Revised Development Code.
5. The zoning proposed for these tracts and lot is consistent with the designation of the adjoining area to the south of the request for Generally Commercial development. A recommendation to amend the comprehensive plans for the area would make the request conforming by adjusting the boundaries of the contiguous downtown Wasilla commercial core area. As noted in the staff report this site is contiguous with areas already designated as C—Commercial on the southerly boundary.
6. Wasilla Fishhook Road is classified as a Minor Arterial in the City's street classification plan for its full length inside Wasilla. It is noted that there are dangerous curves along this road. The plan does not identify if the curves along the stretch serving the tracts and lot proposed for rezone are considered dangerous.
7. Although the site can be designated for commercial development in the city comprehensive plan, there is not a clear and pressing need demonstrated for additional commercial land at this time. Large unsubdivided tracts are not considered the norm in the vicinity of the downtown Wasilla core area, however.
8. An increase in traffic potential may result from the approval of this rezone request, however, this is consistent with the historical zoning of this property prior to August 12, 1996, when it was located in the former I—Intermediate development district.
9. New development within 500 feet of City water or sewer may be required to extend and connect to the City utilities.


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 6th day of November, 1996.

RESPECTFULLY SUBMITTED:

APPROVED:



John Cannon, Chair



Helen Y. Kaye, Planning Clerk
(SEAL)