



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
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Non Code Ordinance
Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 04/28/97
Public Hearing Date: 05/12/97

ORDINANCE SERIAL NO. 97-29

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 A PORTION OF TRACT D4, SECTION 10, T17N, R01W, SEWARD MERIDIAN FROM RR—RURAL RESIDENTIAL TO C—COMMERCIAL.

WHEREAS, the Wasilla Planning Commission considered this request for change of district at duly advertised public hearings at its October 3, 1996, November 6, 1996, March 18, 1997 and April 15, 1997, regular meetings; and,

WHEREAS, the WPC adopted Planning Commission Resolution No. 97-11 recommending a rezone of a portion of the above referenced tract from RR—Rural Residential to C—Commercial; and,

WHEREAS, the WPC found that the request is generally 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.

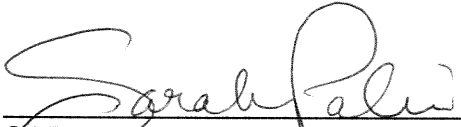
SECTION II. Purpose. To amend the "Official Zoning Map" of Wasilla to allow the rezoning of a portion of Tract D4, Section 10, T17N, R01W, Seward Meridian from RR—Rural Residential to C—Commercial.

SECTION III. Enactment. The "Official Zoning Map" of Wasilla, adopted August 12, 1996, is hereby amended to rezone a portion of Tract D4, Section 10, T17N, R01W, Seward Meridian, with conditions:

1. The rezone will not be effective until a subdivision is completed and recognized by the Matanuska-Susitna Borough Platting Department. The subdivision will divide Tract D4 along the zoning boundary line approved by the Wasilla City Council. The approval for this rezone will expire on December 31, 1998, if the conditions of approval for rezone are not completed before this date.
2. The 60 foot "flag stem" access shall neither be platted, nor included in the re-zone area. The buffer distance on the south side of Tract D4 shall be 580 feet.
3. Any development on the Commercial portion of Tract D4 must be reviewed and approved by the City through the Planned Unit Development (PUD) process.

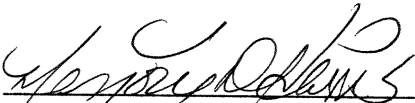
SECTION IV. Effective Date. This ordinance becomes effective upon adoption.

ADOPTED by the Council of the City of Wasilla on this 28th day of May, 1997.



SARAH H. PALIN, Mayor

ATTEST:



MARJORIE D. HARRIS, CMC
City Clerk