



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
FAX: (907) 373-9085

Requested By: Planning Commission
Prepared By: Planning
Introduction Date: 10/27/97
Public Hearing Date: 11/24/97
Substituted: 12/08/97
Adopted: 12/08/97

ORDINANCE SERIAL NO. 97- 66 (substitute)

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 DEVELOPMENT CODE, TO REZONE THE SOUTH ½ OF TRACT A6, SECTION 13, T17N, R1W, SEWARD MERIDIAN, FROM RR--RURAL RESIDENTIAL TO C--COMMERCIAL, A TRACT OF LAND GENERALLY LOCATED SOUTH OF THE PARKS HIGHWAY AND WEST OF CARSON STREET.

WHEREAS, this investigation of possible rezone was initiated by landowner petition process; and,

WHEREAS, this issue was investigated by the City Planner and reviewed by the Wasilla Planning Commission (WPC) at a duly noticed public hearing on June 17, 1997; and,

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of the staff, public testimony - both written and verbal comments, the applicable provisions of the 1996 Wasilla Comprehensive Plan, 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 R97-58, a request to rezone **south ½ of Tract A6, Section 13, T17N, R01W, Seward Meridian** from RR—Rural Residential to C—Commercial.

AND, FURTHER BE IT RESOLVED, the Wasilla Planning Commission recommends approval of this request and supports its recommendation with the findings below:

1. The C—Commercial district allows uses that are appropriate for the location of Tract A6.
2. The rezone will remedy the status of the split lot zoning which was retained with the community wide rezone from I—Intermediate to RR—Rural Residential that was adopted by the City Council on August 12, 1996.
3. The Tract A6, recommended for rezone, has frontage on the Parks Highway and the proposed Seward Meridian extension and is not likely to attract traffic through residential areas.
4. The rezone is consistent with the Mixed Use designation depicted in the 1996 Wasilla Comprehensive Plan; however, while the C-Commercial Use designation is not

specifically indicated in the plan, the property has several major commercial developments in close proximity.

5. This rezone is not expected to have a detrimental impact on the surrounding area because property to the east and north currently have large commercial developments; and furthermore, any new commercial development over 10,000 square feet would require a conditional use permit allowing conditions to be placed on the development to minimize potential impacts on the existing residential area to the west of tract A6.

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 the south ½ of a single tract of land in Section , from RR--Rural Residential to C--Commercial.

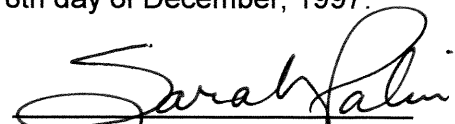
SECTION III. Enactment. The Official Zoning Map of Wasilla, adopted August 12, 1996, is hereby amended to rezone the south ½ of Tract A6 , Section 13, T17N, R1W, S.M from RR--Rural Residential to C--Commercial.

SECTION IV. Permit Requirements. Any permit issued by the City of Wasilla for a commercial development over 10,000 square feet, on this property shall contain, in addition to other appropriate conditions, the following minimum requirements:

- (1) A one-hundred foot wide greenbelt area, which shall be maintained in its natural state, running the entire length of the west lot line of this property, shall be required.
- (2) An eight-foot high fence, without barbed wire, running the entire length of the west lot line of this property, shall be required.
- (3) The presently existing road, Dannys Avenue, shall continue to terminate at the existing pavement end, and shall not be used to provide access for through traffic to this property.

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




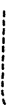


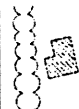
ADOPTED by the Council of the City of Wasilla on this 8th day of December, 1997.

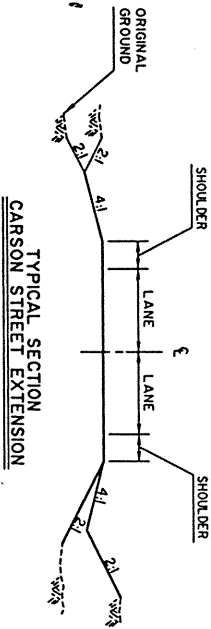
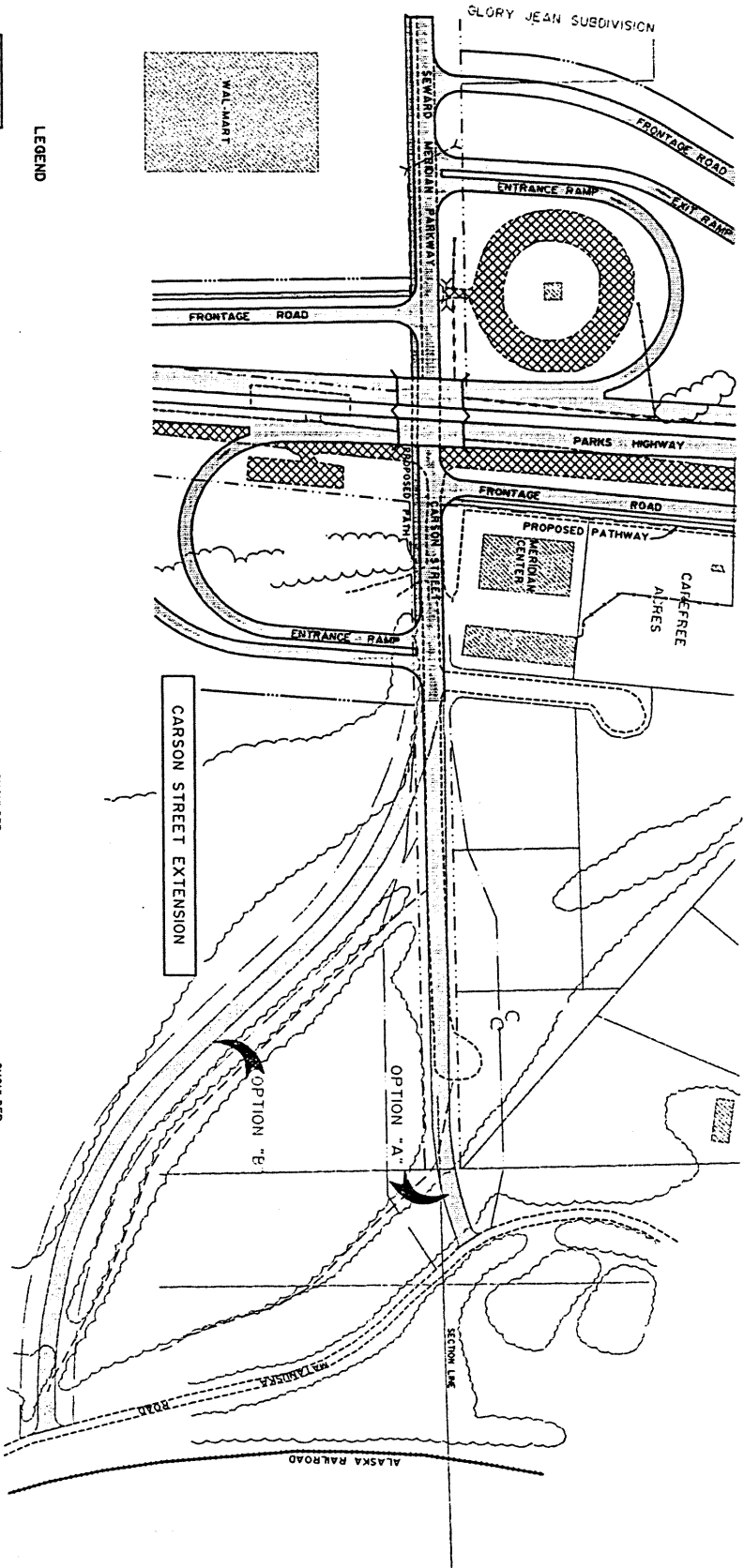

SARAH H. PALIN, Mayor

ATTEST


KRISTIE L. VANGORDER, CMC
City Clerk



- LEGEND**
-  PROPOSED ACTION
 -  PROPOSED RIGHT-OF-WAY
 -  EXISTING RIGHT-OF-WAY
 -  PROPERTY BOUNDARIES
 -  EXISTING ROADS
 -  EXISTING BUILDINGS
 -  TREE LINE



0 100 200
SCALE IN FEET



PARKS HIGHWAY MP 37.44
Project No. 5917
FOUR-LANE ALTERNATIVE
Carson Street Extension

ORDINANCE NO. 97-66

Subject: **Amendments to the zoning map to rezone the South 1/2 of Tract A6, Section 13, T17N, R1W, Seward Meridian, RR--Rural Residential to C--Commercial, a tract of land generally located south of the Parks Highway and west of Carson Street.**

Meeting Date: **10/27/97**

RECOMMENDATION AND MOTION:
Introduce Ordinance Serial No. 97-66 and schedule for public hearing at the next regular meeting on 11/10/97.

Administration Recommendation: Introduce and set for public hearing.

Reviewed by Sarah H. Palin, Mayor: *Sarah Palin*

Route To:	Department:	Approval (Initials):	Remarks:
1	Clerk's Office		
2	Finance		
3	Library		
4	Museum		
5 XX	Planning	<i>GP</i>	
6	Police		
7	Public Works		
8 XX	Admin.	<i>SR</i>	<i>This gives back to the property owner the uses/rights that he previously had on this piece of property</i>
9	City Attorney		

Attachment (s): Ordinance No. 97-66 Fiscal Note: YES ___ NO XX
 (List other attachments; i.e., maps, bid information, etc.)

Staff Recommendation: **Introduce Ordinance Serial No. 97-66 and schedule for public hearing at the next regular meeting on 11/10/97.**

Summary Statement:

The Commission wishes to make the this entire tract of land commercial. Should a commercial establishment of greater than 10,000 square feet be requested by a future applicant, a conditional use permit would be required. The appropriate time for conditions would be when a conditional use permit is requested.

VIA FAX 907-373-9092
Original Mailed

December 1, 1997

Office of the City Clerk
290 East Hering Avenue
Wasilla AK 99654-7091

RECEIVED
DEC 03 1997
CITY OF WASILLA, ALASKA

Re: Revision to Ordinance #97-66
Rezoning of Carson Property

Dear Madam Clerk,

At the last Council meeting, I was directed to prepare a revised ordinance #97-66. Your office has the ordinance on word processing. The easiest way to change the ordinance is to send you the new language, which I am doing in this letter, and requesting that you incorporate it into a revised ordinance to be submitted to the Council at the next meeting.

Please change Ordinance #97-66 to add a new Section IV, to read as follows:

SECTION IV. Permit Requirements. Any permit issued by the City of Wasilla for the commercial development of this property shall contain, in addition to other appropriate conditions, the following minimum requirements:

- (1) A one-hundred foot wide greenbelt area, which shall be maintained in its natural state, running the entire length of the west lot line of this property, shall be required.
- (2) An eight-foot high fence, running the entire length of the west lot line of this property, shall be required.
- (3) The presently existing road, Danny's Way, shall continue to terminate at the existing pavement end, and shall not be used to provide access for through traffic to this property.

Please also renumber the existing Section IV, Effective Date, as Section V.

Thank you. If you have any particular questions, please give me a call.

Very truly yours,

KENNETH P. JACOBUS, P.C.

By


Kenneth P. Jacobus