

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 03-21**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WASILLA TO REFLECT A CHANGE IN ZONING DISTRICTS FROM RM - RESIDENTIAL MULTIFAMILY TO C - COMMERCIAL FOR TAX PARCEL B-24, WITHIN SECTION 15, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA AND TRACT B-2A OF SUSITNA PLACE SUBDIVISION PURSUANT TO WMC 16.16.070, REZONING.**

WHEREAS, a petition request to rezone two parcels from RM—Residential Multifamily to C—Commercial was reviewed by the City Planner upon receipt of the application and the Wasilla Planning Commission (WPC) at public meetings on February 11 and April 8, 2003; and,

WHEREAS, a duly advertised public hearing was held on April 8, 2003, with public hearing notices mailed to surrounding owners of land within a 1200' radius and adequate response time was given in accordance with the provisions of WMC 16.16.040.B.5; and

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of staff, contained in the Planning Office's Staff Report dated April 8, 2003; public testimony - both written and verbal comments; applicable provisions of the 1996 Wasilla Comprehensive Plan; and other pertinent codes and information; and

WHEREAS, WPC Resolution Serial No. 03-04, recommending a change in zoning from RM - Residential Multifamily to C - Commercial for tax parcel B-24 and Tract B-2A of Susitna Place Subdivision, passed unanimously, with the following findings of fact:

1. The total rezone area is approximately 7.2 acres in size, exceeding the 2-acre minimum area required for a rezone.

2. The uses permitted in the C—Commercial zoning district, are compatible with the historical and present day use of the area.

3. No nonconforming uses or structures will be created by the proposed zoning district change. The proposed rezone is consistent with the future land use map designating the area as “generally commercial”, as set forth in the provisions of the 1996 Wasilla Comprehensive Plan.

4. An increase in traffic potential is not anticipated from the approval of this rezone because it has similar characteristics as the current Residential Multifamily District and existing uses in the Senior Campus.

5. This rezone will allow the construction of an institutional home for assisted and independent housing including ten covered carports and a covered walkway accessing the senior center.

6. The Planning Commission accepts the recommendation of the Planning Office's Staff Report dated April 8, 2003.

7. All uses on the parcels are required to obtain a land use permit from the Wasilla Planning Office prior to any subsequent work on said parcels.

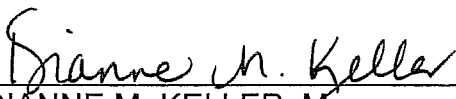
**Section 1. Classification.** This is a non-code ordinance.

**Section 2. Purpose.** To amend the Official Zoning Map of Wasilla by rezoning Tax Parcel B-24 within Section 15, Township 17 North, Range 1 West, Seward Meridian, Alaska and Tract B-2A of Susitna Place Subdivision, from RM - Residential Multifamily to C - Commercial.


**Section 3. Enactment.** The Official Zoning Map, adopted August 12, 1996, last revised January 6, 2003, is hereby amended to reflect a rezone of Tax Parcel B-24 within Section 15, Township 17 North, Range 1 West, Seward Meridian, Alaska and Tract B-2A of Susitna Place Subdivision from RM - Residential Multifamily to C – Commercial.

**Section 4. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on May 12, 2003.

  
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DIANNE M. KELLER, Mayor

ATTEST:

  
\_\_\_\_\_  
JAMIE E. NEWMAN, CMC  
Acting City Clerk

[SEAL]



**CITY OF WASILLA**

290 E. HERNING AVE.  
WASILLA, AK 99654-7091  
PHONE: (907) 373-9090  
FAX: (907) 373-9092

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TO: Wasilla City Council

THRU: Mayor Dianne M. Keller *DML*

FROM: Planning Staff *[Signature]*

DATE: April 18, 2003

**SUBJECT: WCC ORDINANCE 03-21**

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**SUMMARY:**

On April 8, 2003 the Wasilla Planning Commission adopted Resolution 03-04 allowing two parcels within the Wasilla Area Seniors, (WASI) Campus to be rezoned to C-Commercial from RM-Residential Multi-Family. The rezone is necessary in order to allow construction of a 22 room Institutional Facility for extended care and independent senior living quarters with a covered walkway to the existing Senior Center, and to allow the existing senior center to expand.

*FISCAL IMPACT:* No:  
Account No.:

**RECOMMENDED ACTION:**

City Council approval of WCC Ordinance Serial No. 03-21.

**ATTACHMENTS:**

Draft Ordinance Serial No. 03-21  
WPC Resolution 03-04  
Vicinity Map

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 03-04**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE OFFICIAL WASILLA ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICTS FROM RM--MULTI-FAMILY RESIDENTIAL TO C—COMMERCIAL FOR TAX PARCEL B-24 WITHIN SECTION 15, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA AND TRACT B-2A OF SUSITNA PLACE SUBDIVISION.**

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WHEREAS, a petition request to rezone two parcels from RM—Multi-Family Residential to C—Commercial was reviewed by the City Planner upon receipt of the application and the Wasilla Planning Commission (WPC) at public meetings on February 11 and April 8, 2003; and,

WHEREAS, a duly advertised public hearing was held on April 8, 2003, with public hearing notices mailed to surrounding owners of land within a 1200' radius and adequate response time was given in accordance with the provisions of WMC 16.16.040(B)(5); and

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of staff, contained in the Planning Office's Staff Report dated April 8, 2003; public testimony - both written and verbal comments; applicable provisions of the 1996 Wasilla Comprehensive Plan; and other pertinent codes and information; and

WHEREAS, the WPC wishes to forward this request for rezone on to the Wasilla City Council for their consideration.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission of the City of Wasilla, hereby forwards to the Wasilla City Council, Case R03-08 (Rezone),

a petition request to rezone tax parcel B-24, Section 15, Township 17 North, Range 1 West, Seward Meridian, Alaska and Tract B-2A of Susitna Place Subdivision from RM—Multi-Family Residential to C--Commercial; and

BE IT FURTHER RESOLVED, that new project will be allowed accordingly with the Wasilla Municipal Code Section 16.20.020, District Use Chart, and the official Wasilla zoning map shall be amended to reflect this change, and

BE IT FURTHER RESOLVED, the Wasilla Planning Commission recommends approval of this request with the following findings of fact:

1. The total rezone area is approximately 7.2 acres in size, exceeding the 2-acre minimum area required for a rezone.
2. The uses permitted in the C—Commercial zoning district, are compatible with the historical and present day use of the area.
3. No nonconforming uses or structures will be created by the proposed zoning district change. The proposed rezone is consistent with the future land use map designating the area as “generally commercial”, as set forth in the provisions of the 1996 Wasilla Comprehensive Plan.
4. An increase in traffic potential is not anticipated from the approval of this rezone because it has similar characteristics as the current Multi-Family District and existing uses in the Senior Campus.
5. This rezone will allow the construction of an institutional home for assisted and independent housing including ten covered carports and a covered walkway accessing the senior center.


6. The Planning Commission accepts the recommendation of the Planning Office's Staff Report dated April 8, 2003.

7. All uses on the parcels are required to obtain a land use permit from the Wasilla Planning Office prior to any subsequent work on said parcels.

ADOPTED by the Wasilla Planning Commission on April 8, 2003.

  
STAN TUCKER, Chairman

ATTEST:

  
JILL CARRICABURU  
Planning Clerk

[SEAL]

