

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 19-07**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM COMMERCIAL TO INDUSTRIAL FOR LOTS 1, 2, 3, 4, 5, 6 & 7 BLOCK 1, CENTURY PARK 2 SUBDIVISION; LOTS 1 & 5, BLOCK 3, CENTURY PARK 2 SUBDIVISION; LOTS 1 & 2, FELLAR SUBDIVISION; LOT 1A, BLOCK 2, CENTURY PARK 2 RSB SUBDIVISION; LOT 6A, CARTER & #1/CENTURY PARK 2 SUBDIVISION; AND LOT 8A, BLOCK 1 AND LOT 2A, BLOCK 3, CENTURY PARK 3 SUBDIVISION.

WHEREAS, the City of Wasilla initiated the request to rezone Lots 1, 2, 3, 4, 5, 6 & 7 Block 1, Century Park 2 Subdivision; Lots 1 & 5, Block 3, Century Park 2 Subdivision; Lots 1 & 2, Fellar Subdivision; Lot 1A, Block 2, Century Park 2 RSB Subdivision; Lot 6A, Carter & #1/Century Park 2 Subdivision; and Lot 8A, Block 1 and Lot 2A, Block 3, Century Park 3 Subdivision from Commercial to Industrial zoning; and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the City, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on August 13, 2019.

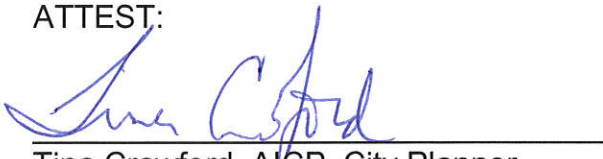
APPROVED:

 Eric Bushnell 8-14-19

Eric Bushnell, Chairman

Date

ATTEST:

 Tina Crawford

Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 19-07
FINDINGS OF FACT – Section 16.16.070, Rezoning

16.16.070 Rezoning

- A. *Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.***

FINDING: The subject rezoning was initiated by the City of Wasilla.

- B. *Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.***

FINDING: The subject lots total 21.32± acres and will be a logical, integrated industrial area.

- C. *Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.***

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

- D. *Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:***

- 1. *Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;***

FINDING: There are no approved neighborhood plans in this area. However, the proposed rezone to Industrial is substantially consistent with existing development in the area.

Although a residential subdivision zoned R1 is adjacent to the south, it is located at a significantly higher elevation and the industrial uses were in place prior to development of the

subdivision. The closest residential uses that are along Lucile Lake are zoned Commercial. Any new development or redevelopment on the lots would require compliance with the screening and setback requirements between industrial and residential uses in the Wasilla Municipal Code.

- 2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;**

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development/ redevelopment is proposed on the lots.

- 3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;**

FINDING: The lot has appropriate access to the services referenced above.

- 4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;**

FINDING: Staff received two comments in support, five in opposition, and one agency response with no comment.

- 5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;**

FINDING: With the exception of a few lots in the area near the intersection of Mystery Avenue and Lucus Road that are zoned Industrial (approximately 43.6 acres), all other Industrial zoned land is part of the Wasilla Airport or the City water treatment facility. Based on the limited number of privately owned industrially zoned lots within the City and the increased demand for uses that are only allowed in the Industrial zoning district, there is a demonstrated need for additional land.

6. The resulting district or expanded district will be a logical, integrated area; and

FINDING:

Rezoning the 21.32± acres to Industrial will create a logical, integrated area that will support continued industrial uses. The lots have access along Centaur to Knik-Goose Bay Road (Arterial roadway) and close proximity to the Parks Highway. Additionally, as part of the Main Street Couplet project, Centaur will be extended East to connect to Talkeetna to accommodate large vehicle trips.

7. The rezoning is in conformance with the city comprehensive plan.

FINDING:

The proposed Industrial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan.