

By: Planning
Public Hearing: 05/24/11
Adopted: 05/24/11

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 11-10**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM RURAL RESIDENTIAL TO COMMERCIAL FOR LOTS A14, A15, A16, A17 AND D10, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 10, SEWARD MERIDIAN, ALASKA.

WHEREAS, Esther Baker and Leonard J. Grau, Jr., hereinafter called “the applicants”, submitted an application for a rezone, R11-04, requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the zoning from Rural Residential (RR) to Commercial (C); 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 application was submitted on May 3, 2011, and included the narrative and maps that address criteria listed in WMC 16.16.040, 16.16.050 and 16.16.070; 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 applicants, 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 May 24, 2011.

APPROVED:



A.C. Buswell, III, Chairman

ATTEST:



for

Tina Crawford, City Planner

VOTE: Passed Unanimously

EXHIBIT A

Wasilla Planning Commission Resolution 11-10

FINDINGS OF FACT - Section 16.16.070(D)

- 1. Finding:** This criterion is not applicable since there are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area. The properties are located on the north side of the Palmer-Wasilla Highway, are surrounded on three sides by Commercial zoning, and Home Depot is immediately to the east.
- 2. Finding:** This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.
- 3. Finding:** This criterion is met since the properties have appropriate access to the services referenced above or will provide them at time of development.
- 4. Finding:** This criterion is not applicable since no comments were received from the reviewing parties. Any review comments will be addressed at time of development.
- 5. Finding:** This criterion is met. A review of the land area and zoning designations within the City limits indicates that approximately 17.8% (1,383± acres) of the total land area within the City limits (7,778± acres) is currently zoned Commercial. There are approximately 677± acres zoned commercial with approximately 317.5± acres (47%) undeveloped within the City limits that are located south of the Parks Highway and including property on the north side of the Parks Highway beginning at the Palmer-Wasilla Highway extending east to the City boundary. Although there is undeveloped land available in the area, rezoning these properties to Commercial will provide a continuous area of commercial zoning that will allow large and small-scale commercial development in the area without potential negative impacts to Rural Residential uses.
- 6. Finding:** This criterion is met. Rezoning these properties to Commercial will logically expand the existing commercial zoning to the north, east, and west of the subject properties on the north side of the Palmer-Wasilla Highway.

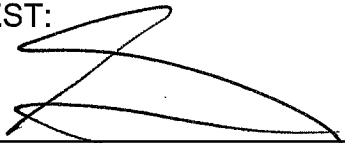
7. **Finding:** This criterion is met since the proposed rezone to Commercial is consistent with the goals and policies in the Comprehensive Plan. Additionally, the Expected Future Land Use Map designates this property as Generally Commercial/Business.

ADOPTED: May 24, 2011

ATTEST:



A. C. Buswell, III, Chairman

for 

Tina Crawford, City Planner