

By: Planning
Public Hearing: 01/20/15
(Rescheduled from 1/13/15)
Adopted: 01/20/15

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-02**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-05 ALLOWING A VARIANCE OF TEN FEET TO THE 35 FOOT MAXIMUM BUILDING HEIGHT TO ALLOW AN ARCHITECTURAL ROOF MONITOR FEATURE ON THE PROPOSED IDITAROD ELEMENTARY SCHOOL, LOCATED ON LOT C21, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 3, AND TRACT A, PJC SUBDIVISION, IN THE RURAL RESIDENTIAL AND RESIDENTIAL MULTIFAMILY ZONING DISTRICT.

WHEREAS, the Matanuska-Susitna Borough submitted an application for a variance on December 10, 2014, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was originally published on January 6, 2015 in the Frontiersman and a corrected notice to reflect the correct gross floor area was published on January 13, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

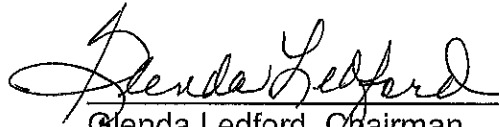
WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:


1. Construction on the site must substantially comply with the elevation drawings attached as Exhibit B to Resolution Serial No. 15-02. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended variance application, including application fee, and Planning Commission review and approval.

ADOPTED by the Wasilla Planning Commission on January 20, 2015.

APPROVED:


Glenda Ledford, Chairman 1-23-15
Date

ATTEST:


Tina Crawford/AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 15-02
FINDINGS OF FACT – 16.28.110

16.28.110(A) ***Application.***
An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Finding: A complete application was submitted to the Planning Department on December 10, 2014.

16.28.110(B) ***Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on December 11, 2014 to all properties within a 1,200' radius. ***NOTE: Due to an error in the gross floor area, corrected notices were re-mailed on January 6, 2015.***

16.28.110(C) ***Variance Standards.***

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: The conditions do not apply generally to other properties in the vicinity. The design of the school is for a 32 foot high two-story building that provides greater operational efficiency. The desire is to allow natural light into the center of the school via a roof monitor feature. Due to the slope of the property and the requirement to measure building height from the average elevation of the finished grade, a variance to allow up to 45 feet above the average elevation is required.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: As stated above, the lots have topographic changes that present development challenges.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding: Strict application of the maximum 35 foot building height will create an unnecessary hardship on the property owner since the variance is only for the roof monitor and not the entire building.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding: The special conditions are due to natural physical conditions and were not caused by the property owner.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The variance is the minimum necessary to allow construction of the architectural roof feature that will provide natural light to the main area of the school.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The proposed school is permitted in the Rural Residential and Residential Multifamily zoning district. The owner has submitted the necessary use permit application.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

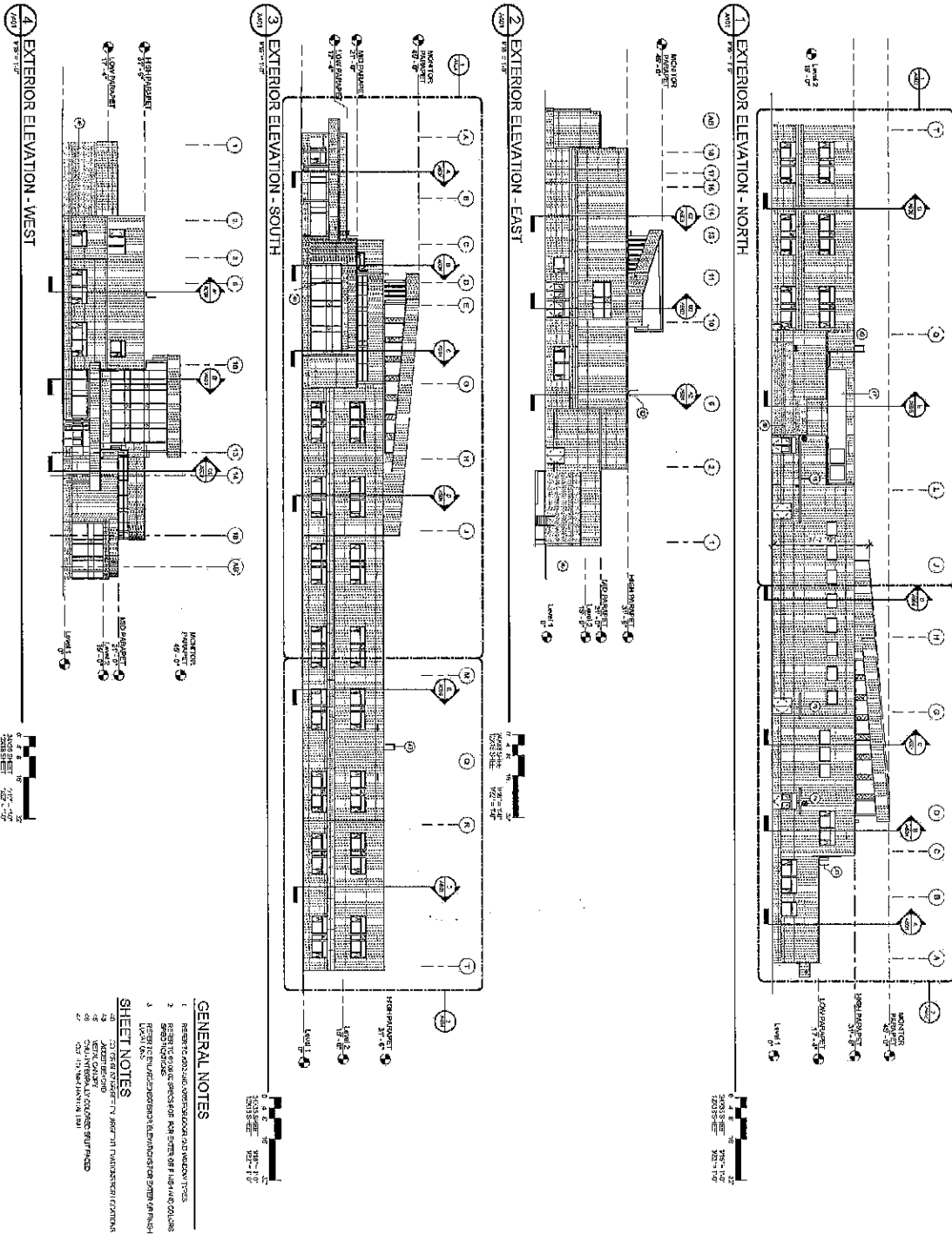
Finding: The variance is in keeping with the spirit and intent of the chapter.

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Finding: The requested variance will not significantly adversely affect other properties in the area.

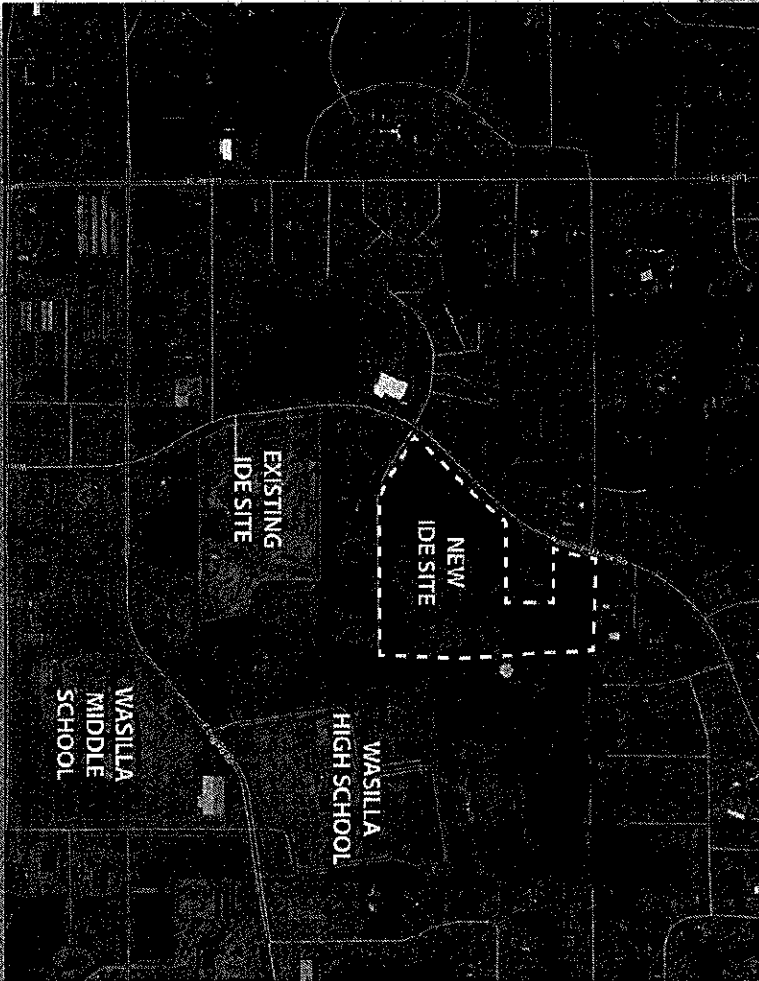
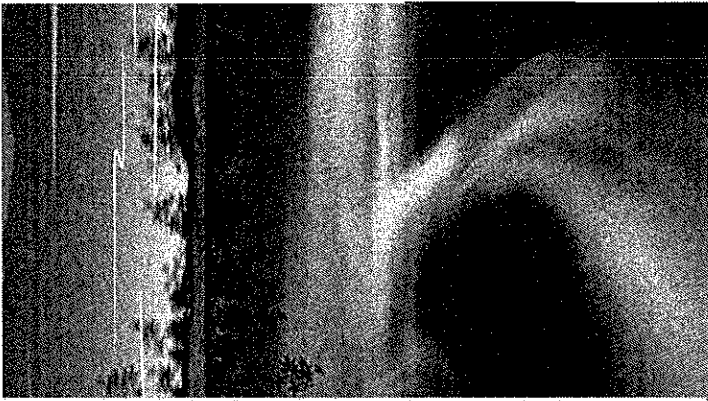


- GENERAL NOTES**
1. REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW TYPES
 2. REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW SIZES
 3. REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW FINISH
- SHEET NOTES**
1. SEE ARCHITECTURAL DRAWINGS FOR WINDOW TYPES
 2. SEE ARCHITECTURAL DRAWINGS FOR WINDOW SIZES
 3. SEE ARCHITECTURAL DRAWINGS FOR WINDOW FINISH
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 5. SEE ARCHITECTURAL DRAWINGS FOR WINDOW SIZES
 6. SEE ARCHITECTURAL DRAWINGS FOR WINDOW FINISH

PERMIT SET		IDITAROD ELEMENTARY SCHOOL 1001 N. Fairview Rd. Wasilla, Alaska Mat-Su Borough School District		McCool Carlson Green ARCHITECTS 1001 N. Fairview Rd. Wasilla, Alaska 99587 (907) 562-1111 www.mccoolcarlson.com		HISTORICAL DESIGN REVIEW DEPT. 221 W. 7th Avenue, Suite 200 Anchorage, Alaska 99501 (907) 263-1111 www.history.alaska.gov		DATE: 05/08/2015 DRAWN BY: J. GREEN CHECKED BY: J. GREEN PROJECT: IDITAROD ELEMENTARY SCHOOL SHEET: EXTERIOR ELEVATIONS DESIGNER: McCool Carlson Green	
SHEET NO. A401		EXTERIOR ELEVATIONS							

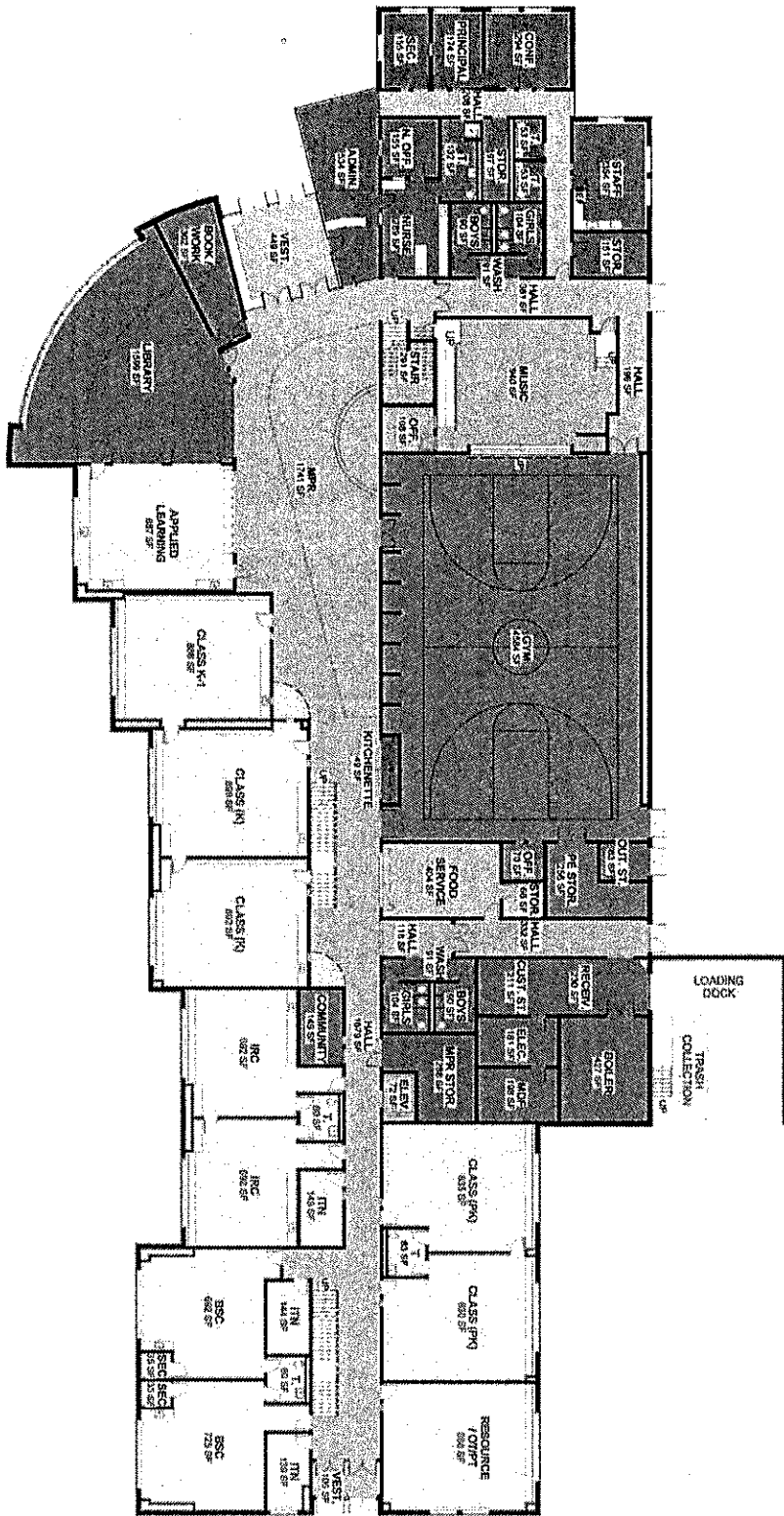


Wasilla's City School



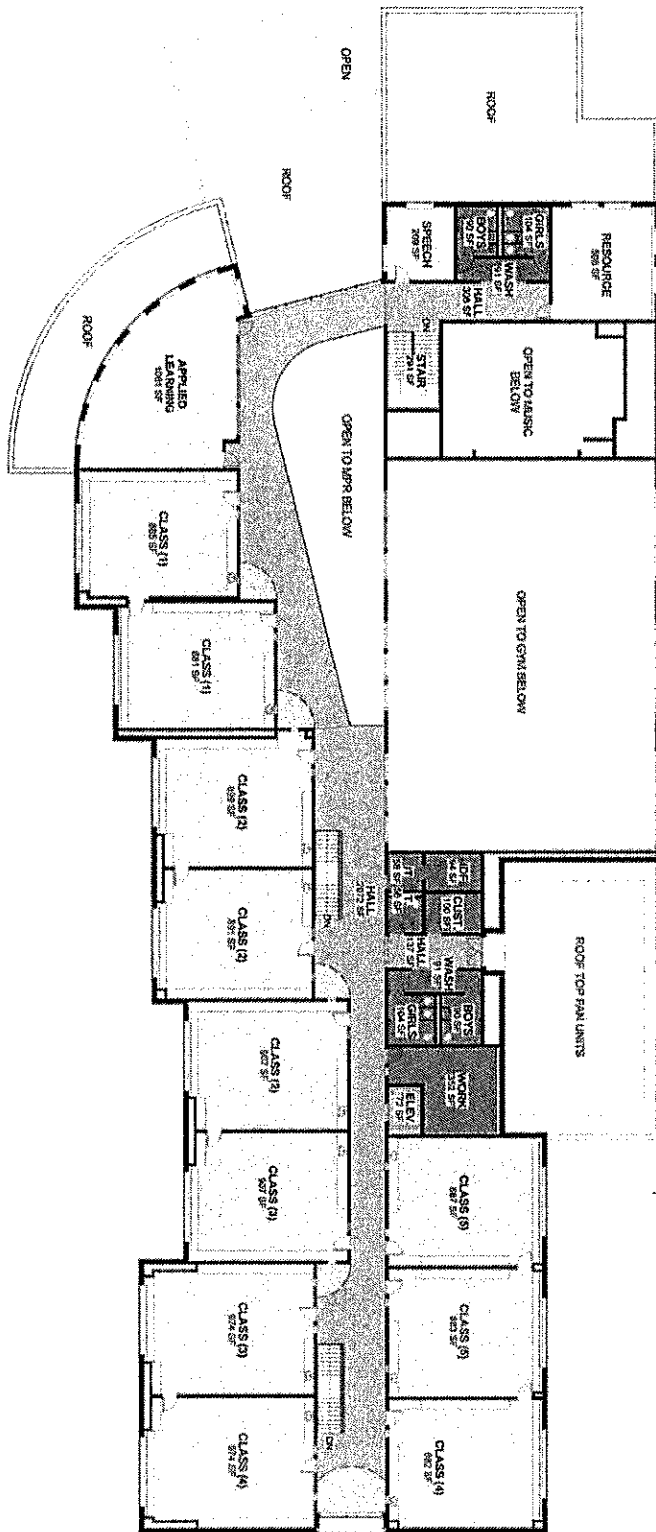
IDIAROD ELEMENTARY SCHOOL | 8.6.14

FLOOR PLAN - Level 1



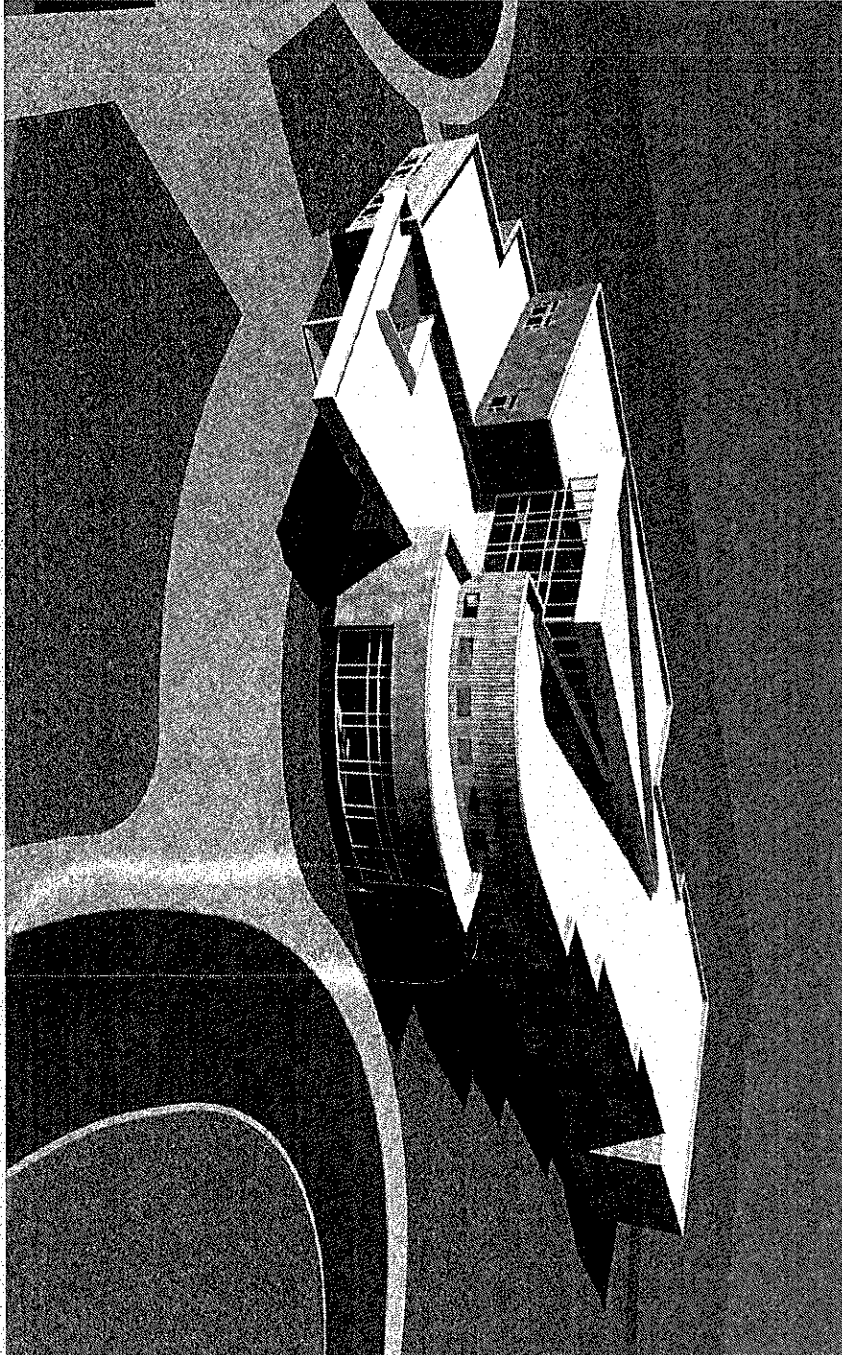
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FLOOR PLAN - Level 2



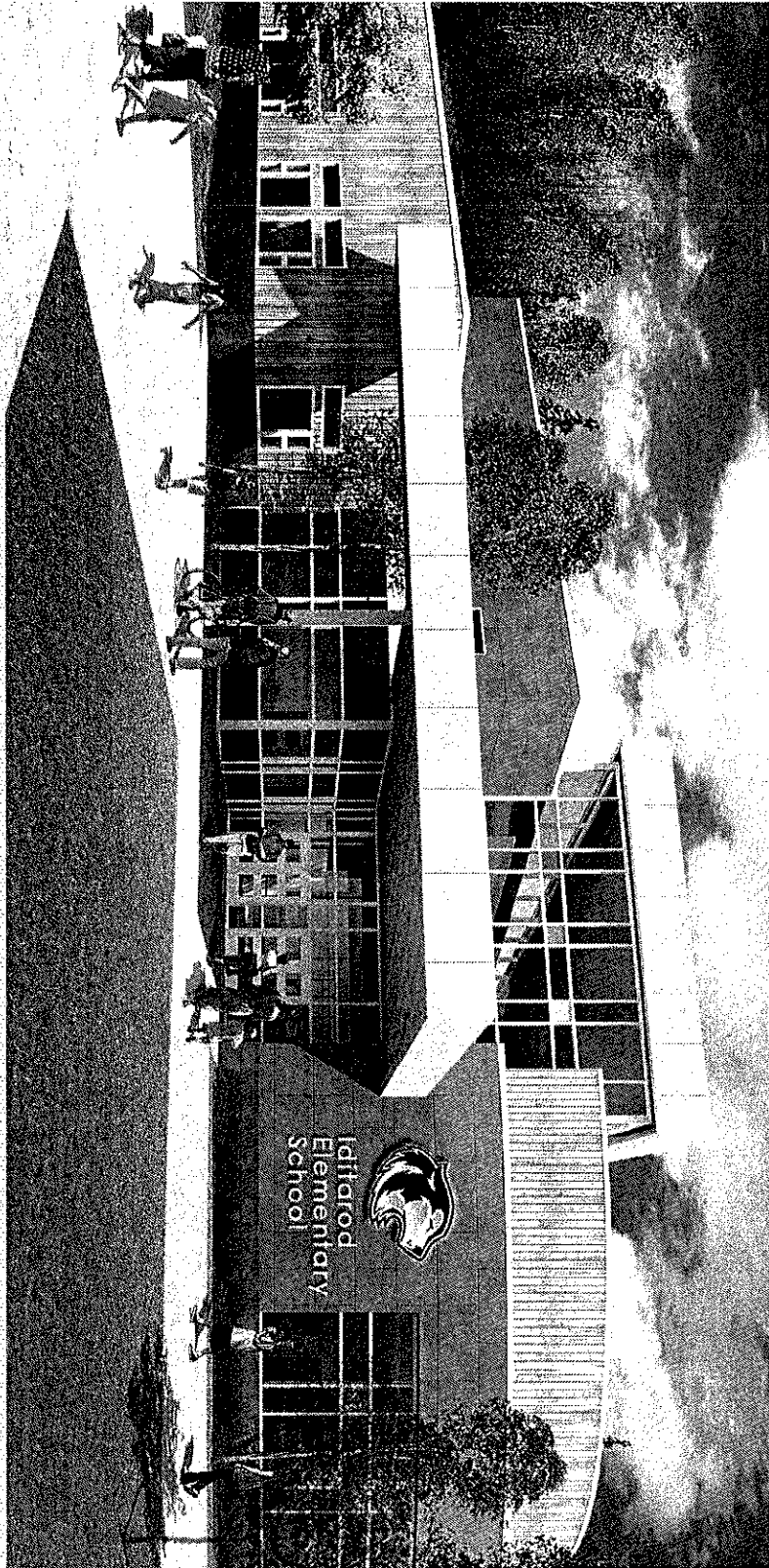
IDITAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR MASSING

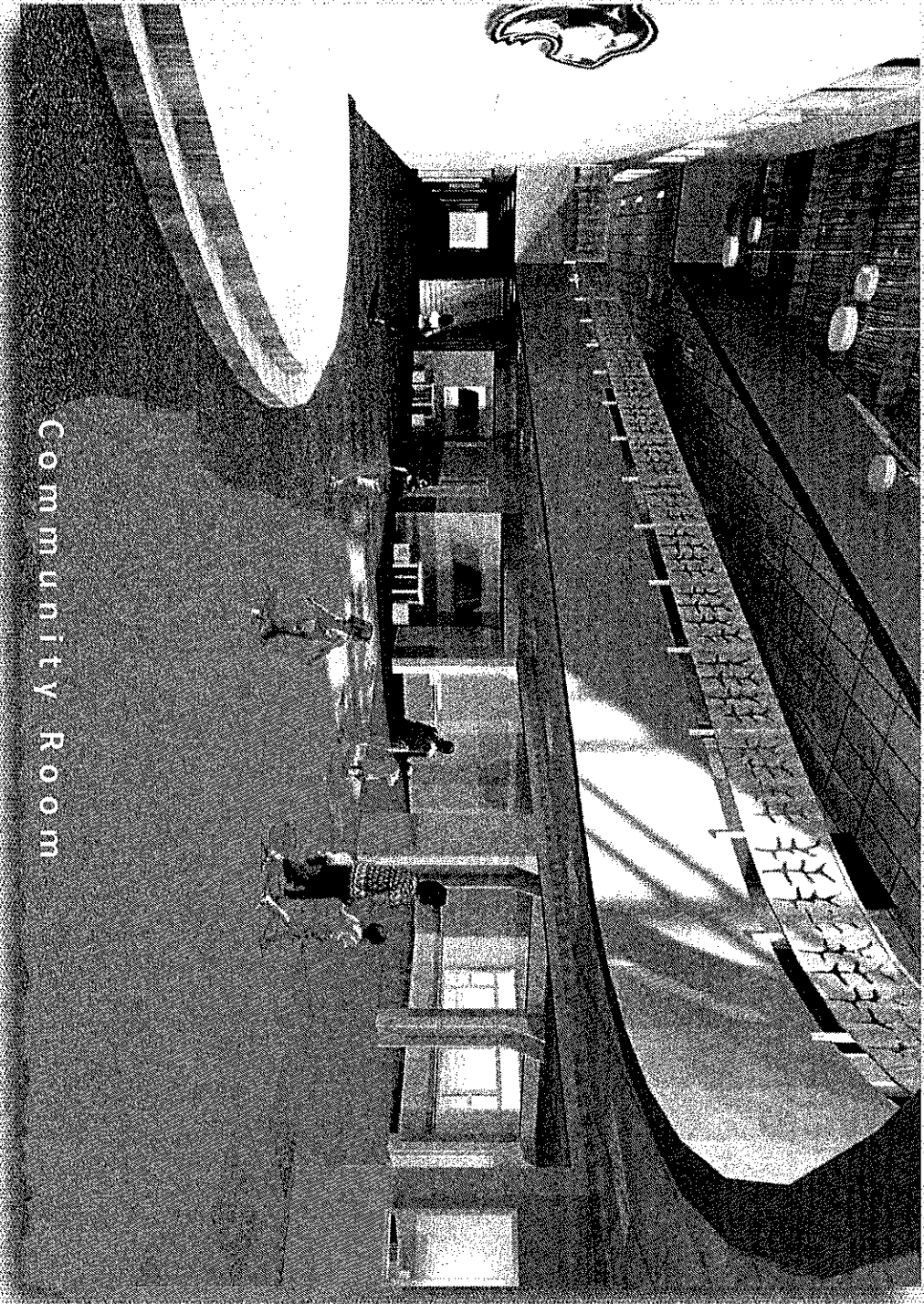


✿✿✿ IDITAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR ENTRY



Iditarod Elementary School | 8.6.14



Community Room

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Mezzanine Circulation

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