

By: Planning
Public Hearing: 04/14/20
Adopted: 04/14/20

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 20-16**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING PLANNED UNIT DEVELOPMENT #20-01 TO EXPAND THE WASILLA AREA SENIORS HOUSING CAMPUS BY CONSTRUCTING A TOTAL OF 120 NEW SENIOR HOUSING UNITS IN THREE PHASES OVER A FOUR-YEAR PERIOD ON TWO PARCELS WITH A TOTAL OF 8.29 ACRES. EACH PHASE WILL CONSTRUCT A THREE-STORY BUILDING WITH 40 RESIDENTIAL DWELLING UNITS, LOCATED ON TRACT B-2B, SUSITNA PLACE RSB SUBDIVISION AND TRACT A-2B, CENTER POINT PHASE 4 RSB SUBDIVISION.

WHEREAS, Wasilla Area Seniors, Inc., submitted Planned Unit Development #20-01 on March 13, 2020; and

WHEREAS, the application included the required site plan and narrative that addresses the criteria in §16.16.050, 16.16.070, and 16.20.030 of the Wasilla Municipal Code; and

WHEREAS, WMC 16.16.070 states that a PUD is approved as rezoning overlay district; and

WHEREAS, the Planning Commission is required to make a recommendation with written findings to the City Council for all rezoning/PUD request; and

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

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on April 8, 2020; and

WHEREAS, the Planning Commission held a public hearing on this request on April 14, 2020; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written and verbal, 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; and

WHEREAS, after due consideration, the Planning Commission hereby determines that this application meets all applicable provisions of Wasilla Municipal Code.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends that the City Council approve this PUD application with the Findings of Fact attached as Exhibit A and incorporated herein and with the following conditions:

1. All development on the site must substantially comply with the site plan and landscape plans attached as Exhibit B in Resolution Serial No. 20-16. Any changes to the plans must be submitted to the City Planner for review. Minor revisions may be approved by the City Planner and all other changes must be approved as a rezoning request/amendment to the PUD.
2. A land use permit must be submitted for each phase of the development with site and landscape plans that meet Title 16 requirements prior to any

clearing, grading, or construction on the site, except as waived in this PUD approval.

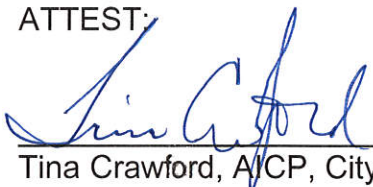
3. An amended site plan that includes, at a minimum, outdoor seating/gathering area(s) for each building must be submitted to the City Planner for review and inclusion in the City Council packet.
4. No activity may commence on the site until all required construction and landscape guarantees have been provided to and accepted by the City.
5. The applicant must obtain the required driveway and water/sewer permits from the City Public Works Department. The proposed drainage plan must be approved by the City Public Works Director prior to any construction on the site.
6. The applicant shall submit a final PUD overlay district plan to the City Planner within one year after the date of the approval of the preliminary PUD overlay district plan as required in WMC 16.20.030(F).

ADOPTED by the Wasilla Planning Commission on April 14, 2020.

APPROVED:

 4-16-20
Eric Bushnell, Chair Date

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 20-16
FINDINGS OF FACT – Section 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: This criterion is met since the subject rezoning was initiated by the property owner.

- 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: This criterion is met since the two parcels total 8.29± acres.

- 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: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, notices were mailed to 107 property owners within a 1,200-foot radius and 22 review agencies on March 20, 2020 to inform them of the proposed development and allow them time to provide comments/concerns.

- 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 proposed PUD substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and the PUD requirements in WMC 16.20.030. Detailed findings regarding consistency with the PUD requirements are included in this report. Additional in-depth review for consistency with the General Approval Criteria will be done upon receipt of permit applications for future development on these parcels.

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 proposed development is in an area that has access to the services above or will provide them at time of development.

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

Finding: At the time of packet preparation, two comments were received from review agencies. Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

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

Finding: There is a demonstrated need for more senior housing options in the area, which is typically addressed by developing multi-family dwellings. The approval of the proposed development will allow construction of three buildings each containing 40 dwelling units.

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

Finding: The approval of this PUD will be a logical and integrated expansion of the existing senior housing complex to the northeast. The adjoining lots to the northwest are a mix of triplexes and single-family homes and the lots to the south are developed commercially and light industrial. The PUD development will have direct access to Knik-Goose Bay Road, an arterial roadway, and is just over one mile from downtown, which is an appropriate location for a multi-family senior housing development.

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

Finding: The proposed PUD is consistent with the intent of the Generally Commercial/Business future land use designation in the Comprehensive Plan. The Generally Commercial/Business future land use designation overview states that residential uses are allowed when developed as part of a PUD. Additionally, Goal 3, Chapter 4 – Land Use, encourages a variety of residential housing opportunities and supports increased residential density in appropriate areas necessary to accommodate future growth.

COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

A. Purpose. The purpose of the PUD overlay district is to promote innovative and efficient land use and design by permitting greater flexibility in zoning requirements than this title generally permits. This flexibility should result in a more efficient and aesthetic development of the project site, allowing higher residential density or increased intensity or mix of uses than would be permitted in the underlying zoning district, while preserving harmony with uses in the surrounding area.

Finding: The approval of the PUD will allow construction of 120 senior housing units in three phases over a four-year period as an expansion of the WASI development to the northeast on 8.29 acres zoned Commercial. As part of the approval, the applicant is requesting three variances to the development standards in WMC Title 16. The variances include a reduction in parking, an increase in building height, and waiver of the decorative fencing in the perimeter landscaping.

However, the proposed development does not contain any significant “innovative, efficient, or aesthetic” design, amenities, or recreational opportunities for the residents. The only proposed amenity in each phase is a dog park that will be part of Phase II. Staff is proposing a condition of approval that requires the applicant to submit an amended site plan that includes, at a minimum, outdoor seating/gathering areas for each phase that includes one or more of the following amenities: community areas with covered picnic/grilling areas, individual decks and/or fenced yards, playgrounds, or other similar uses.

B. Application. A PUD overlay district may be located in any zoning district, and may be used for any residential, commercial or industrial use or combination thereof. The terms and conditions of a PUD overlay district supplement the regulations in the underlying zoning district, and modify and supersede any conflicting regulations in the underlying zoning district. A PUD overlay district may be applied only to a parcel having an area not less than two acres, unless the planner finds one or more of the following factors justifies applying a PUD overlay district to a parcel having an area less than two acres:

1. Applying a PUD overlay district will permit reasonable development of the parcel while preserving an unusual physical or topographic feature of importance to the area as a whole;
2. The parcel is adjacent to an existing PUD overlay district, and will be developed as an extension of, or compatibly with, that existing district;
3. The project will use design features that benefit the general public and surrounding area, and that would not be permitted in the underlying zoning district;
4. The project will provide a desirable mixture of uses, or meet a need for affordable residential, commercial or industrial development that would not be feasible under the regulations in the underlying zoning district; or
5. The PUD overlay district will facilitate redevelopment in the downtown area as described in the comprehensive plan.

Finding: This criterion is not applicable since the total lot area for the PUD is 8.29 acres±.

C. Permitted Uses. The permitted uses in a PUD overlay district shall be specified in the ordinance establishing the district, and may include any uses permitted in the underlying zoning district by administrative approval, use permit or conditional use permit that are appropriate in furtherance of the goals of the comprehensive plan and designed to complement each other. In addition, the following uses are permitted in a PUD overlay district:

1. Multifamily dwellings.
2. The following uses that only serve permitted residential uses within the PUD overlay district: community buildings; indoor or outdoor recreation facilities; and recreational vehicle storage.
3. Retail commercial uses that serve principally the permitted residential uses within the PUD overlay district and the surrounding neighborhood.

Finding: The site plan for the proposed PUD indicates that one multi-family structure containing 40 residential units will be developed on each of the three proposed lots.

D. Design and Development Standards. All uses and structures in a PUD overlay district shall conform to the following design and development standards:

- 1. Buildings, parking areas, pedestrian, bicycle and vehicular ways, and utility easements shall be designed to promote public safety, minimize conflict between uses, and reasonably maintain topography and other natural features.**

Finding: The proposed PUD provides adequate building separation, parking areas, pedestrian and bicycle access and significantly maintains the topography and other natural features. The applicant is requesting approval to allow 1 parking space per dwelling unit instead of the required 1.5 spaces per unit and a reduction in the total number of guest parking to allow 17 spaces instead of the required 28 spaces.

- 2. The design shall take into account the relationship of the site to the surrounding areas and between differing uses on the site, and shall minimize adverse impacts between the project and adjacent land uses, and different types of potentially incompatible land uses. Incompatibilities to be mitigated include traffic congestion, noise, visual intrusion and hours of operation.**

Finding: The proposed PUD development is consistent with the surrounding land uses and will not create negative impacts. The parking areas are located on the south side of the proposed buildings which will minimize noise and light impacts. Additionally, a 12 feet wide screening/buffer is required between the development and the single-family homes to the north.

- 3. If existing topographical or other barriers within ten (10) feet of the perimeter of the PUD overlay district do not sufficiently mitigate incompatibilities with adjacent existing uses, one or more of the following shall be required:**
 - a. Structures located on the perimeter of the district shall be set back in accordance with the front yard setback of the underlying zoning district.**
 - b. Screening or buffering shall be provided on the perimeter of the district in accordance with Section 16.33.060(D).**

Finding: The proposed landscape plan for the PUD meets or exceeds the screening and buffering requirements in Section 16.33.060(D) regarding trees and shrubs along the northern boundary (abutting the single-family residences).

4. **Common open space shall meet the following requirements:**
- a. **The common open space shall be for amenity or recreational purposes, and appropriate to the size and character of the district, including its residential density, expected number of residents or employees, topography, and the number and type of dwellings.**
 - b. **The common open space shall be suitably landscaped for its intended use, except that natural features worthy of preservation may be left unimproved.**
 - c. **Any buildings, structures and improvements in the common open space shall be appropriate to the uses that are authorized for the common open space.**
 - d. **Common open space shall be operated and maintained either through an association of owners of property in the PUD overlay district established under Chapter 34.08 of the Alaska Statutes, or by a public agency that has accepted a dedication of the common open space.**

Finding: The site plan does not indicate sufficient open space and suitable landscaping. A dog park (to be built as part of Phase II) is the only proposed amenity or recreational opportunity for the residents in the proposed area of development. A condition of approval is added to the resolution requiring that the applicant submit an amended site plan that includes, at a minimum, outdoor seating/gathering areas for each building.

5. **Changes in Required Dimensions. The minimum lot and yard dimension requirements in the underlying zoning district may be waived for a PUD overlay district as necessary to achieve a better design, where compensating design or structural measures ensure adequate separation for fire protection, visual and acoustical privacy, and adequate light and air. Individual parcels in a PUD overlay district may exceed the maximum lot coverage in the underlying zoning district; provided, that the entire PUD overlay district does not exceed the maximum lot coverage. Building height in a PUD overlay district may exceed the maximum permitted in the underlying zoning district by fifty (50) percent; provided, that the design of improvements in the PUD overlay district protects uses and structures both inside and outside the PUD overlay district from adverse impacts on privacy, light and air.**

Finding: The proposed development meets all of the minimum setbacks, clearing requirements, and landscaping requirements except for building height. The applicant is requesting approval for a maximum building height of 45' instead of the permitted 35' to allow

additional architectural detail to the exterior of the building and taller ceiling height on some of the residential units.

6. **Required Improvements.** *All streets, paving, curbs, sidewalks, utilities, street lighting and similar facilities must be developed according to city standards unless specifically waived upon recommendation of the public works director.*

Finding: All improvements will be constructed to applicable city standards.

7. **Project Phasing.** *An application for initial approval of a PUD overlay zone may provide for the project to be constructed and finally approved in sequential phases.*

Finding: The applicant is seeking approval to develop the PUD in three phases over a four-year period. Each phase will include one building with 40 residential units.

- E. **Submission Requirements.** *In addition to any other information required under this title, a PUD overlay district application shall contain the following elements:*

1. *Ten copies of accurate site plans drawn to an appropriate scale and topographic maps showing present and proposed contours at intervals of not more than two feet unless the planner requests plans at a different scale or maps with different contour intervals. The maps and plans must be of standard size format as required under the borough platting code for preliminary plats, and show or contain:*
 - a. *Boundaries of the site;*
 - b. *The name and dimensions of all streets bounding or touching the site;*
 - c. *Proposed location and horizontal and vertical dimensions of all buildings proposed to be located on the site;*
 - d. *Proposed location and dimensions of any private open space or trails within the site;*
 - e. *Proposed public dedications within the site;*
 - f. *Location, dimensions and design of off-street parking facilities showing points of ingress and egress;*
 - g. *The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracks;*
 - h. *Proposed grading, drainage and landscaping plans;*
 - i. *Existing and proposed utility systems including sewers, storm drains, water, electric, gas and communication lines;*
 - j. *A preliminary plat if a resubdivision of the site is required or proposed;*

k. Surrounding and underlying zoning and existing land uses and buildings;

Finding: The applicant provided all of the above information with the PUD application except for item (d). However, staff is proposing a condition of approval requiring submittal of appropriate open space for each phase.

2. A statement of objectives to be achieved by the PUD overlay district through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant. The statement shall demonstrate how the PUD overlay district conforms to the purposes of the comprehensive plan, and the approval criteria;

Finding: The applicant provided information regarding the objective of the PUD including information regarding the character of the proposed development and consistency with the Comprehensive Plan and the approval criteria.

3. A proposed development schedule, and phasing schedule if applicable, indicating the approximate dates when the development of the PUD overlay district and each phase of the PUD overlay district can be expected to begin and be completed;

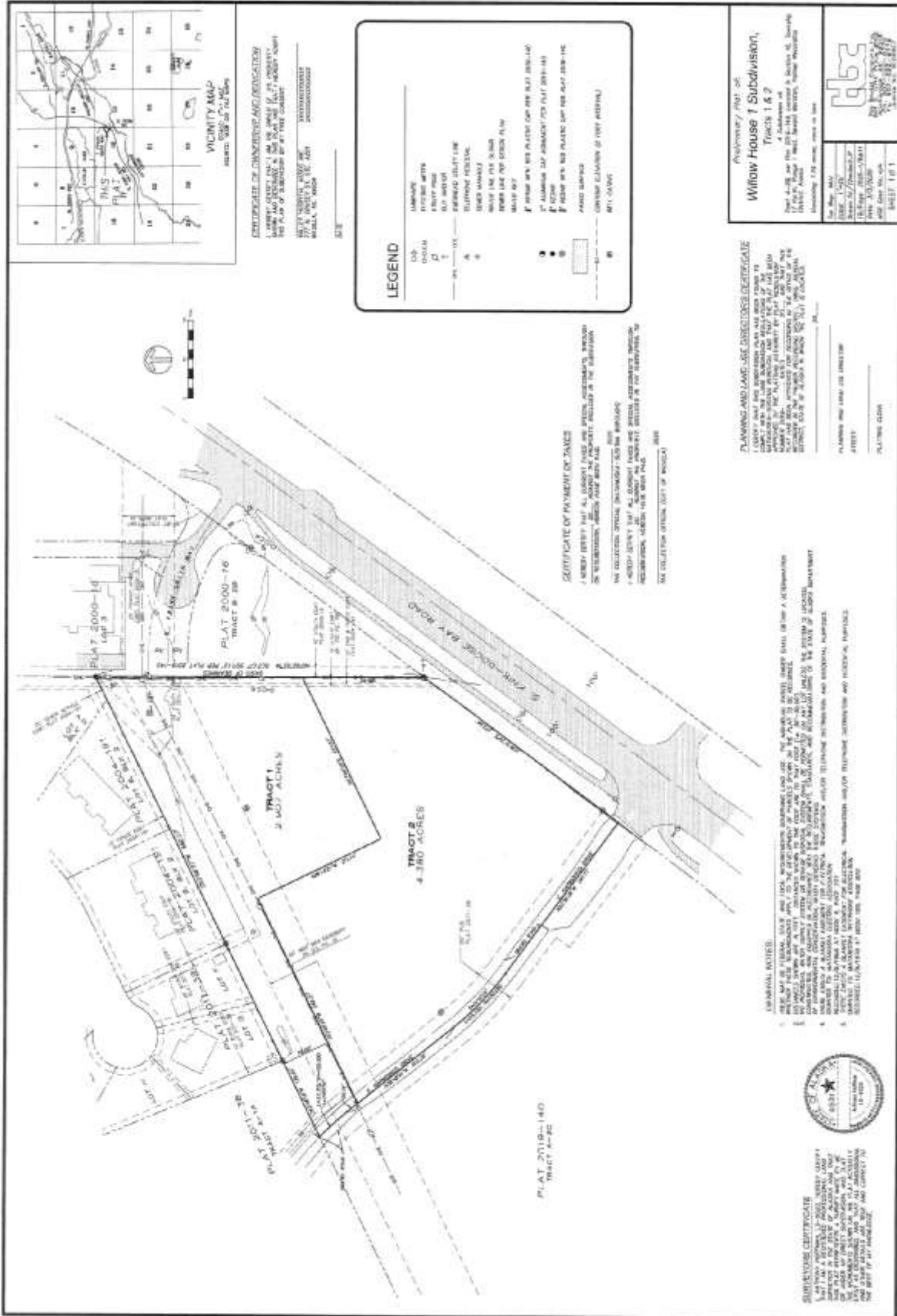
Finding: The proposed development and phasing schedule provided by the application indicates the approximate dates for the beginning and completion of each phase.

4. Quantitative data for the following: total number and type of dwelling units, proposed coverage of buildings, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings and other improvements, and any architectural renderings of typical buildings and improvements; and

Finding: The applicant provided the required quantitative data and architectural renderings.

5. Any other material requested by the commission or the planner.

Finding: No additional material was requested by the commission or the city planner.



WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
FLOOR PLANS

03.13.2020

- LEVEL 1
 3 @ 2-BEDROOM (854 SF)
 8 @ 1-BEDROOM (651 SF)
 - LEVEL 2
 3 @ 2-BEDROOM (854 SF)
 11 @ 1-BEDROOM (651 SF)
 - LEVEL 3
 4 @ 2-BEDROOM (854 SF)
 11 @ 1-BEDROOM (651 SF)
- TOTAL UNITS: 40 UNITS**
30 @ 1-BEDROOM
10 @ 2-BEDROOM



- BUILDING SUPPORT SPACE
- CIRCULATION
- UNIT - 1 BEDROOM
- UNIT - 2 BEDROOM

1 FLOOR PLAN - LEVEL 1

WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
FLOOR PLANS
 03.13.2020



- BUILDING SUPPORT SPACE
- CIRCULATION
- UNIT - 1 BEDROOM
- UNIT - 2 BEDROOM

1 FLOOR PLAN - LEVEL 2

WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
FLOOR PLANS
 03.13.2020



- BUILDING SUPPORT SPACE
- CIRCULATION
- UNIT - 1 BEDROOM
- UNIT - 2 BEDROOM

1 FLOOR PLAN - LEVEL 3

**WILLOW HOUSE SUBDIVISION
 WASILLA, ALASKA
 ELEVATIONS**
 03.13.2020



1 SOUTH ELEVATION



2 WEST ELEVATION

EXTERIOR ELEVATION LEGEND

- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th Floor
- 6th Floor
- 7th Floor
- 8th Floor
- 9th Floor
- 10th Floor
- 11th Floor
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- 50th Floor

WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
RENDERINGS
03.13.2020



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

sparkdesignllc
ARCHITECTURE • INTERIORS • LANDSCAPE