

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

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 20-17**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING PLANNED UNIT DEVELOPMENT #20-02 TO AMEND PLANNED UNIT DEVELOPMENT (PUD) #05-01 TO REVISE THE PROPOSED DEVELOPMENT SCHEDULE OF PROPOSED USES BY REMOVING THE REQUIREMENT FOR A MIXED-USE DEVELOPMENT AND ALLOWING THE REMAINDER OF THE PROJECT TO BE DEVELOPED WITH 46 RESIDENTIAL DWELLING UNITS AND A 1,050 SQUARE FEET COMMERCIAL BUILDING IN TWO PHASES, LOCATED ON LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, YENLO SQUARE SUBDIVISION.**

WHEREAS, Cook Inlet Housing Authority, submitted Planned Unit Development #20-02 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. 20-17 except as indicated in these conditions of approval. 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. An amended site plan and landscape plan must be submitted to the City Planner for review and inclusion in the City Council packet that provides the following:

- a. Internal sidewalk connectivity among the different uses within the PUD, a sidewalk along the northern property line of Phase II (Bogard Road) between Yenlo Street and Lang Street, and a connection to the existing pathway located within the undeveloped Lang Street right-of-way (east lot line).
  - b. Enhanced interior landscaping to make the site more visually appealing (e.g. street trees along the driveways for each unit – see initial landscape plan submitted with application), individual decks and/or fenced yards to provide privacy (where feasible) and outdoor seating/gathering areas for each phase that includes one or more of the following amenities: community areas with covered picnic/grilling areas, playgrounds, or other similar uses.
  - c. Installation of a minimum six-foot tall wooden fence or wall along the length of the western lot line extending from the northwest corner of the lot to the northern edge of the proposed commercial building to the south.
  - d. Installation of a minimum six-foot tall wooden fence or wall along the entire length of the eastern lot line.
  - e. Installation of a minimum six-foot tall wooden fence or wall supplemented with evergreen trees on the interior of the fence.
3. A land use permit must be submitted for each phase of the development that meets all of the design standards in the Downtown Overlay District and the conditions of approval for the PUD prior to any clearing, grading, or construction on the site.
  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.
  6. The proposed drainage plan must be approved by the City Public Works Director prior to any construction on the site.

7. Streetscape improvement requirements along Yenlo Street (e.g. sidewalks, street lighting, street tree/furnishing zone) are waived since they will be installed by AKDOT as part of the Main Street Couplet.
8. 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.

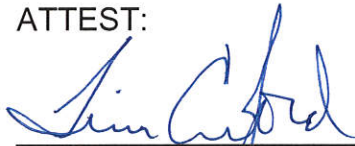
APPROVED:

4-16-20

Eric Bushnell, Chair

Date

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 20-17**  
**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 4.46± 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 84 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 with no concerns and two comments from nearby property owners indicating support/no objection. 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 housing options in the Downtown Overlay District, which is required to be upper-story residential units. The approval of the proposed development will allow construction of a total of 46 townhouse-style attached residential units developed in two phases.

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 area with the existing buildings and uses previously developed within the Yenlo PUD.

The Yenlo PUD currently has a mixed-use building with commercial on the first floor (Turn A Leaf) and 20 upper-story residential apartments on the northwest corner of Yenlo and Swanson, a small two-story apartment building with 14 units on the east side of Yenlo, and a small two-story building with 10 efficiency units on the northeast corner of Yenlo and Swanson. The surrounding area is a mix of commercial, educational, and

government uses. The access driveway for Phase I will connect to Swanson and Phase II will connect to Yenlo.

**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, which 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 applicant is requesting approval of a PUD that will allow construction of 46 attached townhouse-style residential dwelling units and a 1,050 square feet commercial building in two phases over a two-year period as the buildout of the previously approved Yenlo PUD (PUD #05-02). As part of the approval, the applicant is requesting six variances to the development standards in WMC Title 16 and the Downtown Overlay District requirements. The variances include a waiver of the upper-story requirement for residential, greater building setbacks, waiver of the inter-parcel connectivity requirement, waiver of parking location restrictions for commercial parking fronting on a public right-of-way, waiver of the evergreen hedge to screen the parking, and approval to allow existing buildings to be deemed conforming with the PUD provided they remain in compliance with the associated land use permit.

The applicant is required to submit a PUD request to waive the requirement in the Downtown Overlay and the Commercial zoning districts for residential dwelling units to be part of a mixed-use development with the residential units on the upper floors. In order to meet this criterion, the applicant must show that they are proposing an innovative and aesthetically pleasing development with either a higher

residential density or increased intensity of uses than would be allowed in the Downtown Overlay and Commercial zoning districts.

However, the proposed development does not contain any significant “innovative, efficient, or aesthetic” design, amenities, or recreational opportunities for the residents (see Criterion D.4). It also does not provide higher density or increased mix of uses since the Downtown Overlay and Commercial zoning districts do not have a maximum density and they both require mixed-use development. The applicant is proposing a single use development with townhouse-style multifamily residential dwelling units. The only proposed innovative amenity or feature is the placement of four picnic tables on an uncovered concrete patio for each phase of development. Otherwise, the proposed development is typical for any multifamily development in the city limits.

To meet this criterion, a condition of approval is adopted that requires the applicant to submit an amended site plan that includes, at a minimum, enhanced interior landscaping to make the site more visually appealing (e.g. street trees along the driveways for each unit – see initial landscape plan submitted with application), individual decks and/or fenced yards to provide privacy (where feasible) and outdoor seating/gathering areas for each phase that includes one or more of the following amenities: community areas with covered picnic/grilling areas, 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 4.46 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 amended PUD proposes construction of 46 attached townhouse-style multifamily residential dwelling units and a 1,050 square feet commercial building on the remaining 4.46 ± acres in the area of the original Yenlo PUD (PUD #05-02) during two phases over a two-year period (2020-22).

**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 and parking areas. However, there is not adequate pedestrian and bicycle access. A condition of approval is adopted that requires the applicant to submit a revised site plan to the City Planner for review and inclusion in the City Council packet that provides internal sidewalk connectivity among the different uses within the PUD, a sidewalk along the northern property line of Phase II (Bogard Road) between Yenlo Street and Lang Street, and a

connection to the existing pathway located within the undeveloped Lang Street right-of-way (east lot line).

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 will not negatively impact the surrounding land uses since the area is a mix of commercial, mixed-use, government, school, and residential units.

However, the proposed design does not provide adequate protection to the residential units to mitigate the negative noise and visual impacts from the surrounding commercial, educational, and government uses. Although the landscaping regulations do not require a new residential development to provide screening/ buffering when adjacent to existing adjoining commercial uses, buffering should be provided by the developer to protect the residences.

To meet this criterion, a condition of approval is adopted that requires the following on-site screening/buffering to minimize the negative impacts to the residential units from the surrounding uses: (1) installation of a minimum six-foot tall wooden fence or wall along the length of the western lot line extending from the northwest corner of the lot to the northern edge of the proposed commercial building to the south; (2) installation of a minimum six-foot tall wooden fence or wall along the entire length of the eastern lot line; and (3) installation of a minimum six-foot tall wooden fence or wall supplemented with evergreen trees on the interior of the fence.

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: See response for Criterion #3 above.

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 proposed open space does not contain any amenities or recreational opportunities for the residents other than the provision of four picnic tables on an uncovered concrete patio for each phase.

To meet this criterion, a condition of approval is adopted requiring that the applicant submit an amended site plan that includes, at a minimum, enhanced interior landscaping to make the site more visually appealing (e.g. street trees along the driveways for each unit – see initial landscape plan submitted with application), individual decks and/or fenced yards to provide privacy (where feasible) and outdoor seating/gathering areas for each phase that includes one or more of the following amenities: community areas with covered picnic/grilling areas, playgrounds, or other similar uses.

- 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 the building height and landscape/open space requirements. However, Building UG2 and the commercial building do not meet the minimum 10' side yard setback. However, the reduced side yard setback is permitted in the Commercial zoning provided that the Borough Fire Marshal reviews and approves the setback. Also, Buildings UG1 And UG2 exceed the maximum setback allowed in the Downtown Overlay. The applicant is seeking a variance to the requirement as part of the PUD approval process.

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 two phases over a two-year period. The first phase will include 22 attached townhouse-style residential units and the second phase will include 24 attached townhouse-style 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, a condition of approval is adopted requiring submittal of site plan and/or narrative providing appropriate open space required in Criterion D.4.

- 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;***

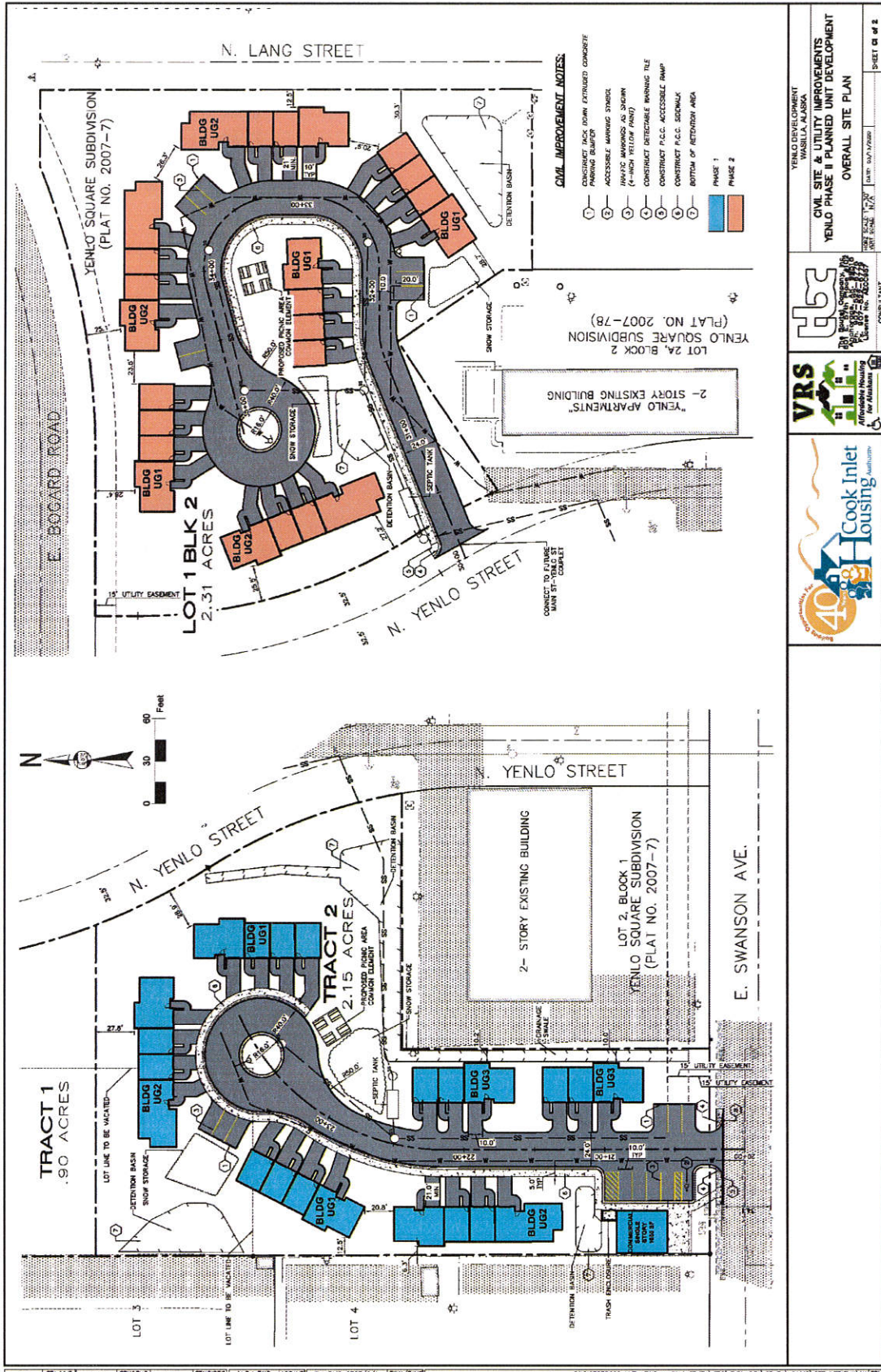
Finding: The proposed development and phasing schedule provided by the application indicates the approximate dates for the beginning and completion of each phase.

- 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.



YENLO DEVELOPMENT  
WASILLA, ALASKA

**CIVIL SITE & UTILITY IMPROVEMENTS**  
**YENLO PHASE II PLANNED UNIT DEVELOPMENT**  
**OVERALL SITE PLAN**

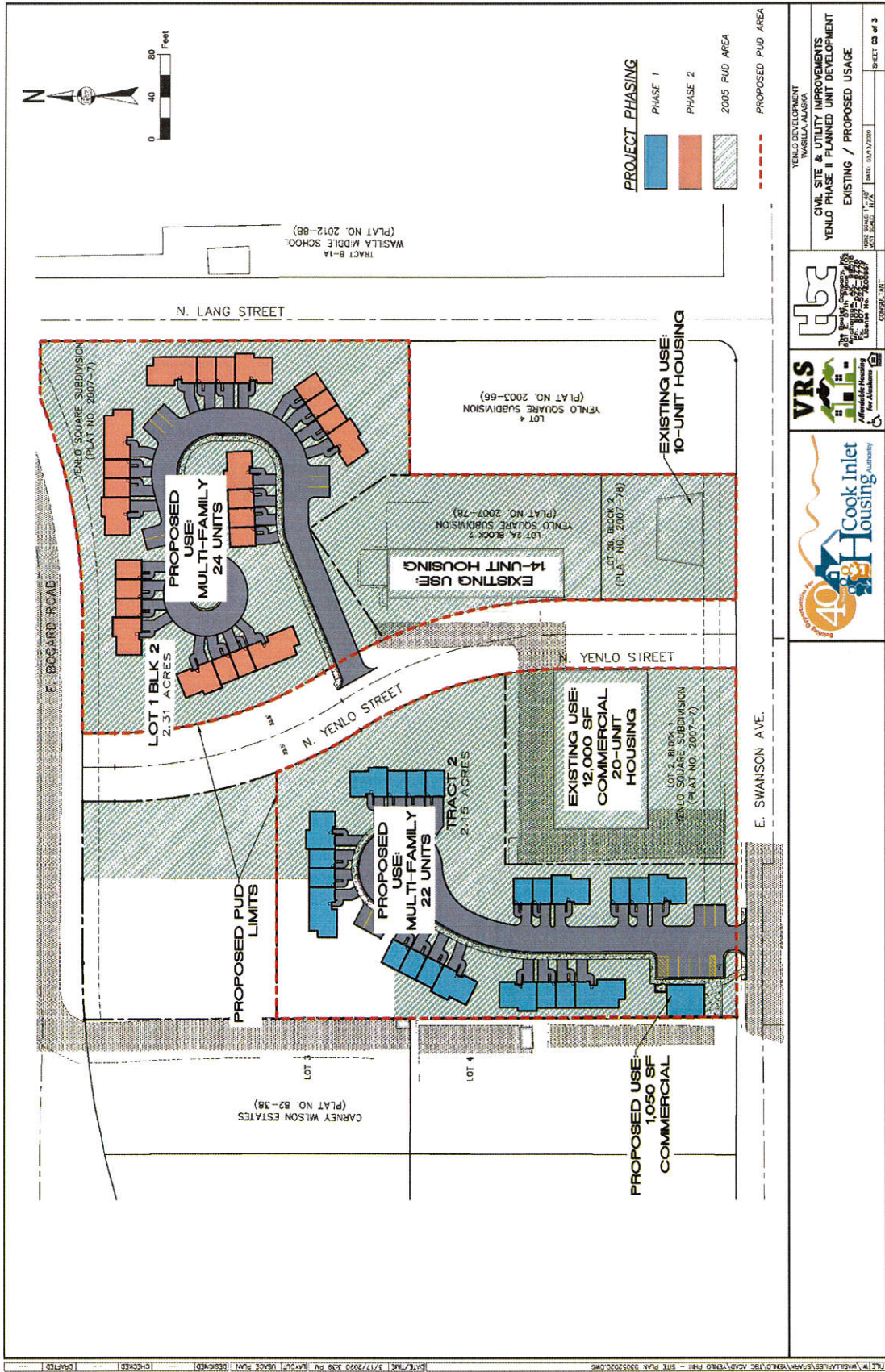
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**VRS**  
Affordable Housing  
for Alaska

**40+ Years of Experience**  
**HomeCook Housing**

**CONSULTANT**

9-SET 08 # 2



YENLO DEVELOPMENT  
WASILLA, ALASKA

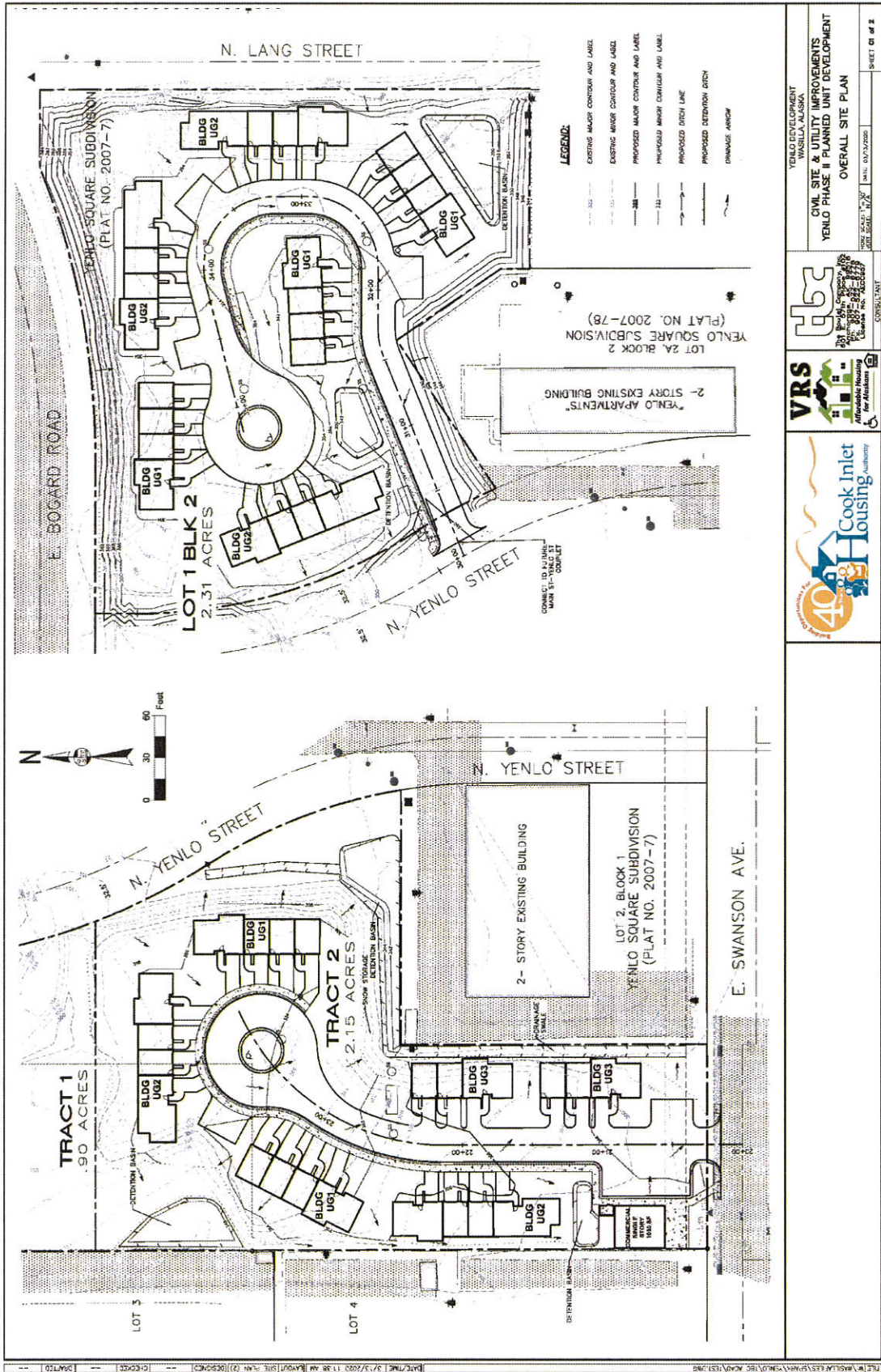
CIVIL SITE & UTILITY IMPROVEMENTS  
YENLO PHASE II PLANNED UNIT DEVELOPMENT  
EXISTING / PROPOSED USAGE

**VRS**  
Affordable Housing  
for Alaska

**40**  
Cook Inlet  
Housing Authority

DATE: 03/17/2010  
SCALE: 1"=20'  
SHEET: 03 of 3



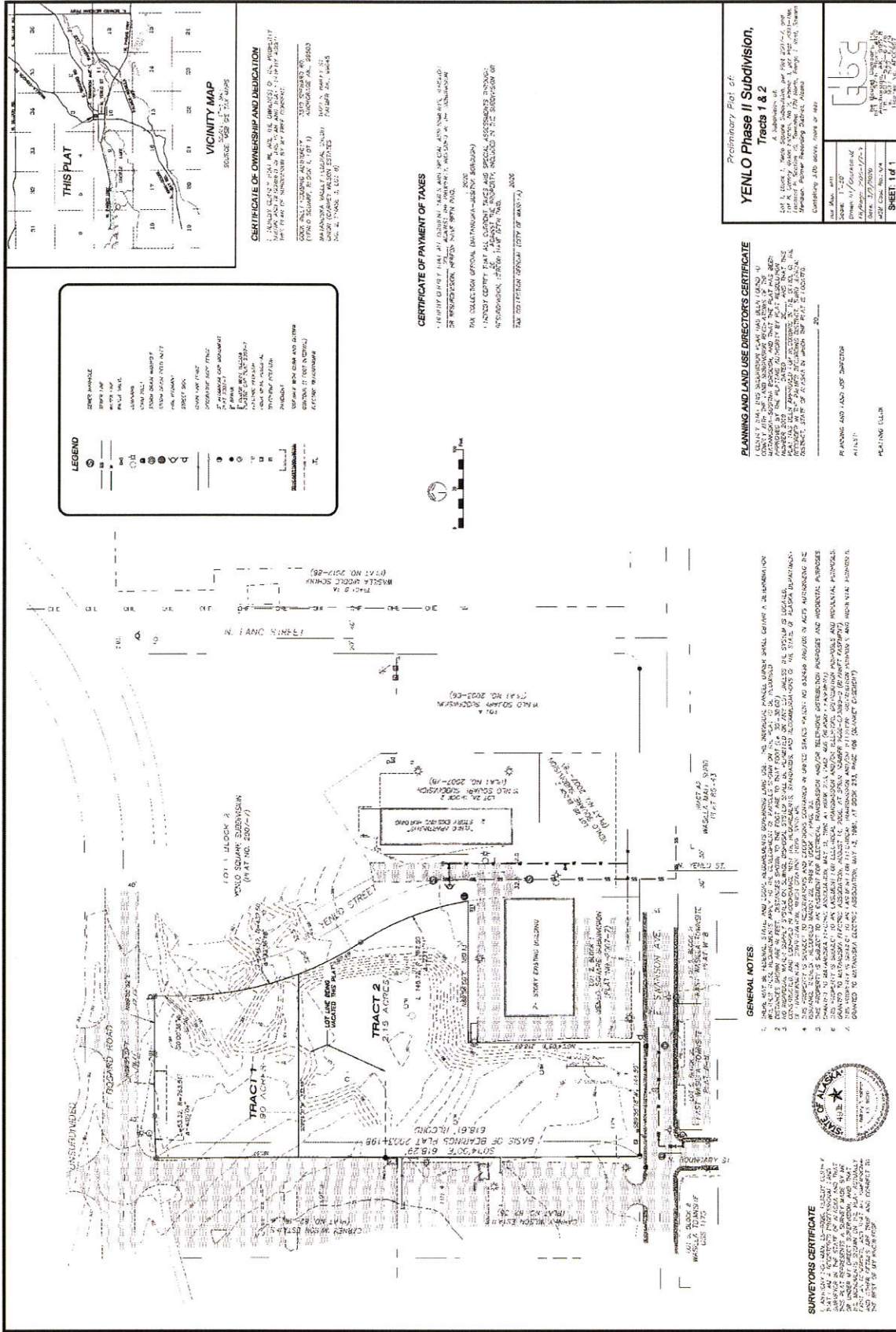


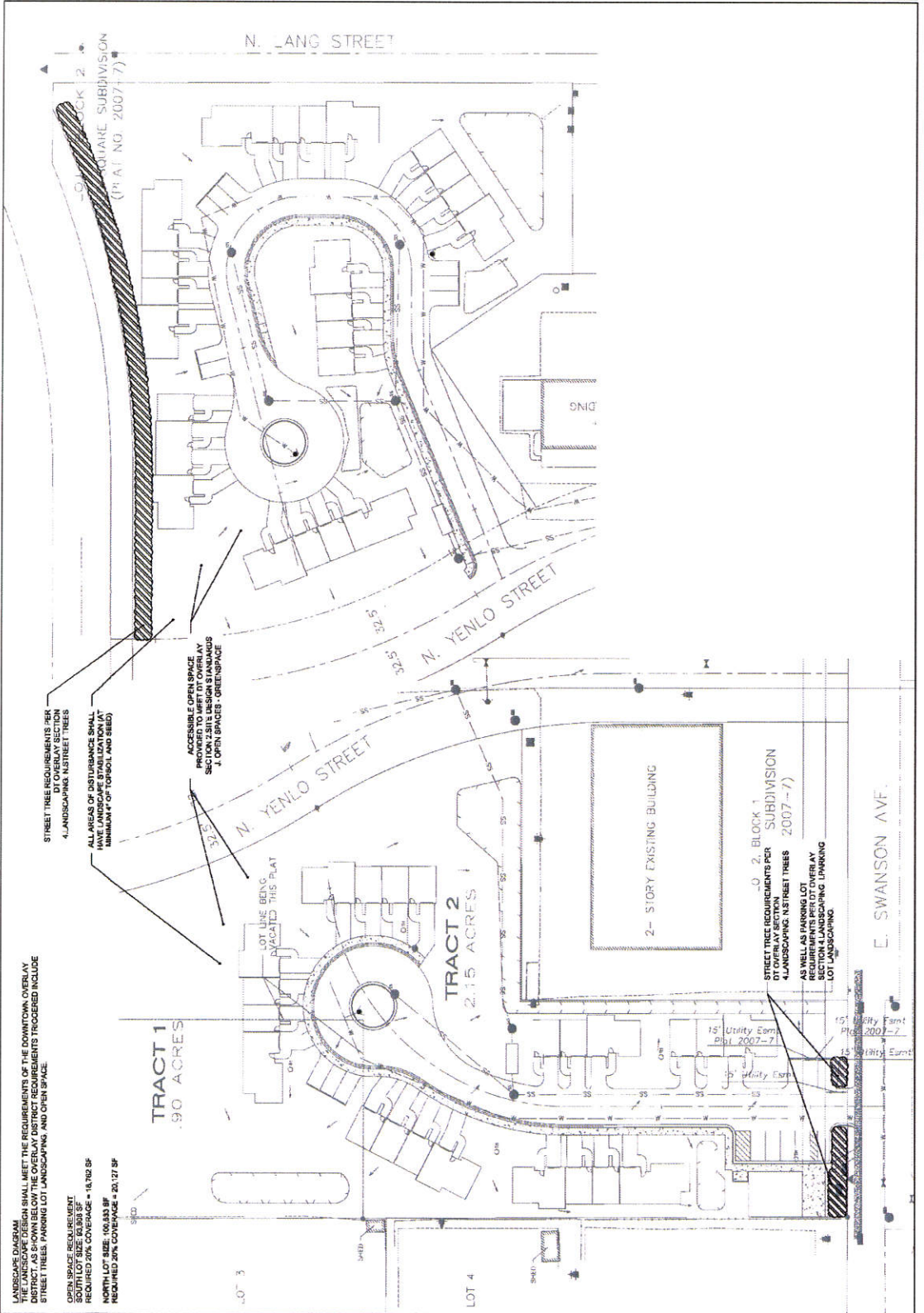
YENLO DEVELOPMENT  
WASILLA, ALASKA

CIVIL SITE & UTILITY IMPROVEMENTS  
YENLO PHASE II PLANNED UNIT DEVELOPMENT  
OVERALL SITE PLAN

DATE: 05/11/2017  
DRAWN BY: J. W. WILSON  
CHECKED BY: J. W. WILSON







**YENLO PHASE II SUBDIVISION  
WASILLA, ALASKA  
UNIT GROUP 1 - FLOOR PLANS  
03.13.2020**

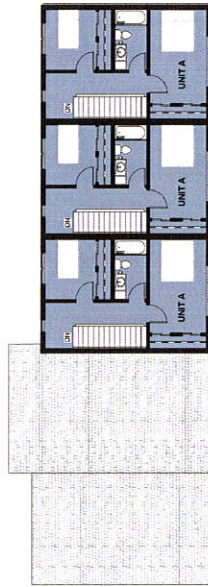


NET UNIT AREA		
NAME	LEVEL	AREA
UNIT A	LEVEL 1	1,071 SF
UNIT A	LEVEL 1	342 SF GARAGE
UNIT A	LEVEL 2	429 SF
UNIT A	LEVEL 3	429 SF
UNIT B	LEVEL 1	1,465 SF
UNIT B	LEVEL 1	1,245 SF GARAGE
UNIT B	LEVEL 2	1,245 SF
UNIT C	LEVEL 1	1,746 SF
UNIT C	LEVEL 1	1,000 SF GARAGE
UNIT C	LEVEL 1	746 SF LIVING SPACE

\*MEASURED TO INSIDE FACE OF EXTERIOR WALL PER IRC

GROSS UNIT AREA		
NAME	LEVEL	AREA
UNIT A	LEVEL 1	1,413 SF
UNIT A	LEVEL 1	468 SF
UNIT A	LEVEL 2	468 SF
UNIT B	LEVEL 1	1,861 SF
UNIT B	LEVEL 2	1,390 SF
UNIT C	LEVEL 1	1,141 SF
UNIT C	LEVEL 1	1,141 SF

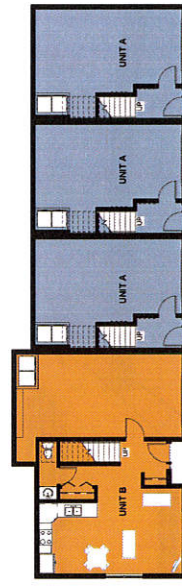
\*MEASURED TO OUTSIDE FACE OF SHEATHING PER IRC



LEVEL 3



LEVEL 2



LEVEL 1

UNIT LEGEND  
 UNIT A  
 UNIT B

YENLO PHASE II SUBDIVISION  
WASILLA, ALASKA  
UNIT GROUP 1 - EXTERIOR ELEVATIONS  
03.13.2020



① 1 - LEFT ELEVATION  
3/8" = 1'-0"



① 1 - FRONT ELEVATION  
3/8" = 1'-0"

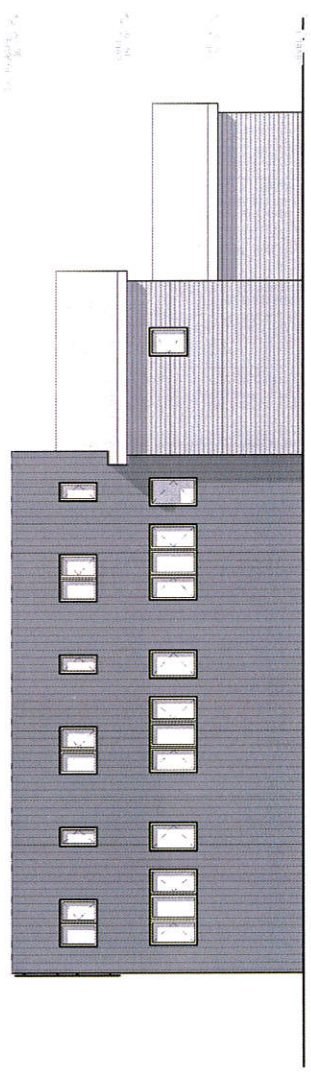
**YENLO PHASE II SUBDIVISION  
WASILLA, ALASKA  
UNIT GROUP 1 - EXTERIOR ELEVATIONS**  
03.13.2020



**EXTERIOR ELEVATION LEGEND**

- PERFORATED METALLIC FINISH
- HORIZONTAL METALLIC FINISH
- VERTICAL METALLIC FINISH
- SMOOTH METALLIC FINISH
- TEXTURED METALLIC FINISH
- WOOD GRAIN
- GLASS
- CONCRETE
- BRICK
- STONE
- PAINT LAYOUT FOR EXTERIOR ELEVATIONS
- PHOTOVOLTAIC PANEL
- ROOF
- LANDSCAPE
- TRANSPARENT GLASS SERIES

2 1 - RIGHT ELEVATION  
3/16" = 1' = 0"



1 1 - REAR ELEVATION  
3/16" = 1' = 0"

**YENLO PHASE II SUBDIVISION  
WASILLA, ALASKA  
UNIT GROUP 2 - FLOOR PLANS  
03.13.2020**

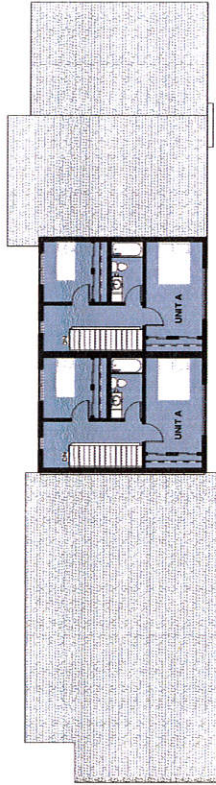


NET UNIT AREA			
NAME	LEVEL	AREA	ZONE
UNIT A	LEVEL 1	101 SF	
UNIT A	LEVEL 1	1342 SF	GARAGE
UNIT A	LEVEL 2	439 SF	
UNIT A	LEVEL 3	1,282 SF	
(940 SF LIVING SPACE)			
UNIT B	LEVEL 1	1498 SF	
UNIT B	LEVEL 1	1,245 SF	GARAGE
UNIT B	LEVEL 2	413 SF	
(870 SF LIVING SPACE)			
UNIT C	LEVEL 1	1,314 SF	
UNIT C	LEVEL 1	1,060 SF	GARAGE
(746 SF LIVING SPACE)			

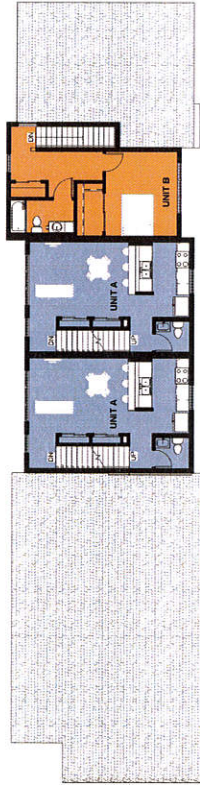
\*MEASURED TO INSIDE FACE OF EXTERIOR WALL PER IRC

GROSS UNIT AREA			
NAME	LEVEL	AREA	
UNIT A	LEVEL 1	1444 SF	
UNIT A	LEVEL 1	1,342 SF	GARAGE
UNIT A	LEVEL 3	484 SF	
1,413 SF			
UNIT B	LEVEL 1	1601 SF	
UNIT B	LEVEL 2	459 SF	
1,380 SF			
UNIT C	LEVEL 1	1,521 SF	
1,411 SF			

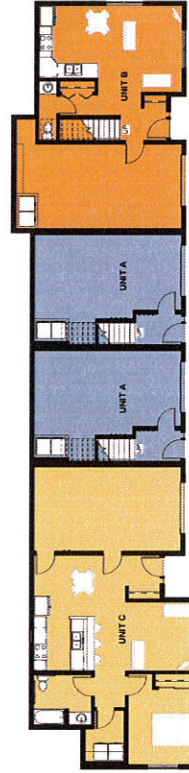
\*MEASURED TO OUTSIDE FACE OF SHEATHING PER IRC



LEVEL 3



LEVEL 2









LEVEL 1

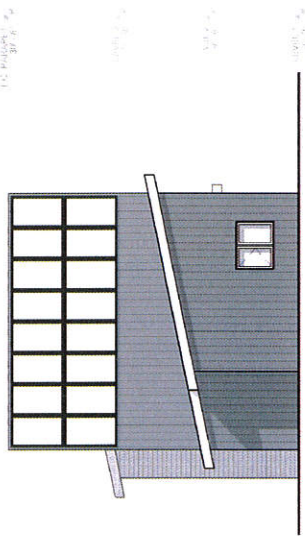
**UNIT LEGEND**

- UNIT A
- UNIT B
- UNIT C

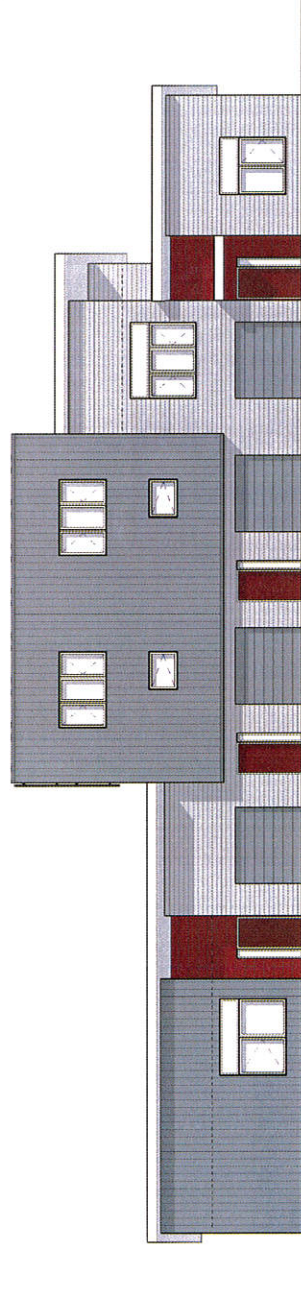
**YENLO PHASE II SUBDIVISION  
WASILLA, ALASKA  
UNIT GROUP 2 - EXTERIOR ELEVATIONS**  
03.13.2020

**EXTERIOR ELEVATION LEGEND**

	1" SHANKSIDE SMOOTH LAP SIDING COLOR: QUARTZ GRAY OR SIMILAR
	1" SHANKSIDE SMOOTH LAP SIDING COLOR: QUARTZ GRAY OR SIMILAR
	1" SHANKSIDE SMOOTH LAP SIDING COLOR: QUARTZ GRAY OR SIMILAR
	1" SHANKSIDE SMOOTH LAP SIDING COLOR: QUARTZ GRAY OR SIMILAR
	1" SHANKSIDE SMOOTH LAP SIDING COLOR: QUARTZ GRAY OR SIMILAR
	1" SHANKSIDE SMOOTH LAP SIDING COLOR: QUARTZ GRAY OR SIMILAR



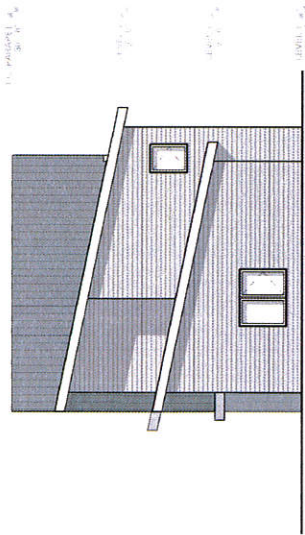
2 - LEFT ELEVATION  
3/8" = 1'-0"



1 - FRONT ELEVATION  
3/8" = 1'-0"



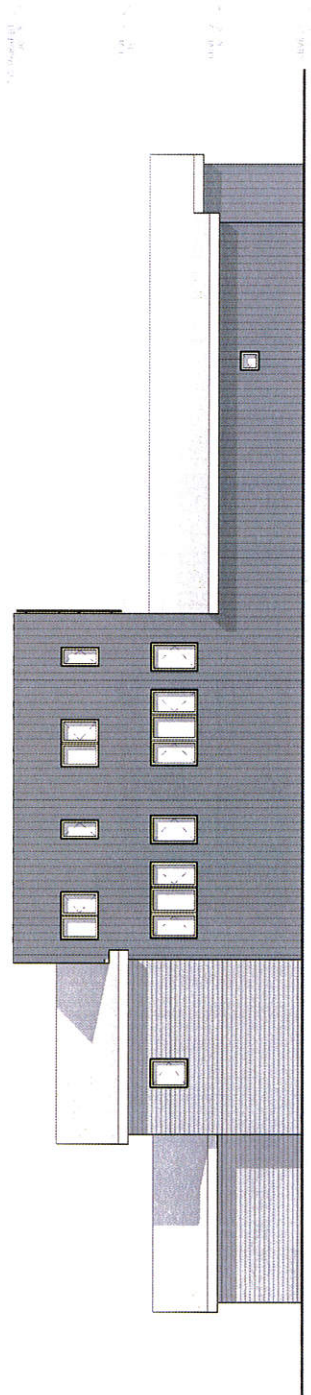
**YENLO PHASE II SUBDIVISION  
 WASILLA, ALASKA  
 UNIT GROUP 2 - EXTERIOR ELEVATIONS**  
 03.13.2020



2 - RIGHT ELEVATION  
 3/8" = 1'-0"

**EXTERIOR ELEVATION LEGEND**

- UP - 1/2\"/>



1 - REAR ELEVATION  
 3/8" = 1'-0"

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WASILLA, ALASKA  
UNIT GROUP 3 - FLOOR PLANS**  
03.13.2020

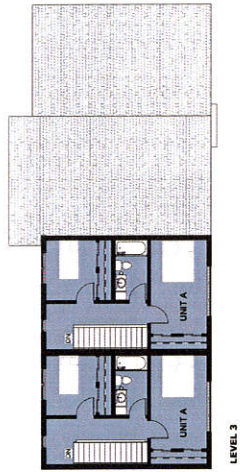


NET UNIT AREA		
NAME	LEVEL	AREA
UNIT A	LEVEL 1	1,017 SF
UNIT A	LEVEL 1	1,342 SF
UNIT A	LEVEL 2	1,459 SF
UNIT A	LEVEL 3	1,528 SF
		(840 SF LIVING SPACE)
UNIT B	LEVEL 1	1,496 SF
UNIT B	LEVEL 2	1,795 SF
UNIT B	LEVEL 3	1,249 SF
		(879 SF LIVING SPACE)
UNIT C	LEVEL 1	1,496 SF
UNIT C	LEVEL 1	1,316 SF
		(746 SF LIVING SPACE)

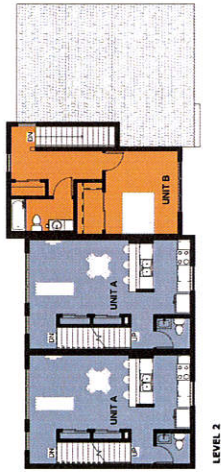
\*MEASURED TO INSIDE FACE OF EXTERIOR WALL PER IBC

GROSS UNIT AREA		
NAME	LEVEL	AREA
UNIT A	LEVEL 1	1,444 SF
UNIT A	LEVEL 2	1,644 SF
UNIT A	LEVEL 3	1,413 SF
UNIT B	LEVEL 1	1,657 SF
UNIT B	LEVEL 2	1,909 SF
UNIT C	LEVEL 1	1,414 SF
UNIT C	LEVEL 1	1,141 SF

\*MEASURED TO CURBLINE FACE OF SHEATHING PER IBC



LEVEL 3



LEVEL 2

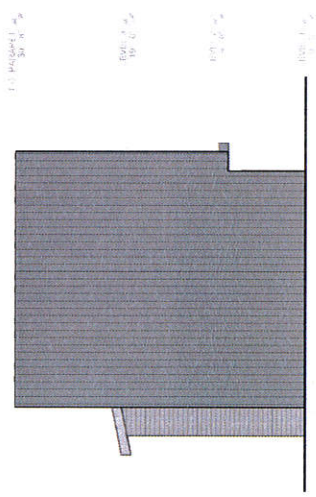


LEVEL 1

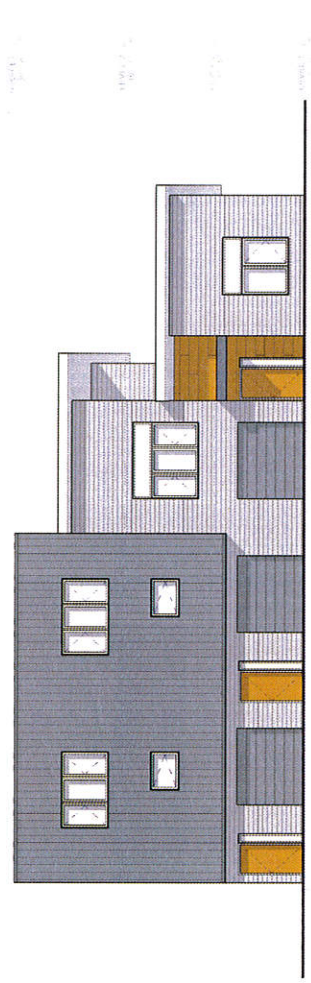


**YENLO PHASE II SUBDIVISION  
 WASILLA, ALASKA  
 UNIT GROUP 3 - EXTERIOR ELEVATIONS  
 03.13.2020**

**EXTERIOR ELEVATION LEGEND**  
 L1 - SHIMAZIDE BRICK IN LIP SHOWING  
 CONCRETE FINISH FOR BALCONY  
 COLOR: QUANTUM GREY  
 MP1 - 3/8" VERTICAL INSTALLATION  
 TYPICAL  
 COLOR: CHOCOLATE  
 PORT LAYOUT PER EXTERIOR ELEVATIONS  
 PHOTOVOLTAIC PANEL  
 COLOR: VINES  
 PHOTOVOLTAIC PANEL  
 COLOR: VINES  
 PHOTOVOLTAIC PANEL  
 COLOR: VINES



2 - LEFT ELEVATION  
 3/16" = 1'-0"

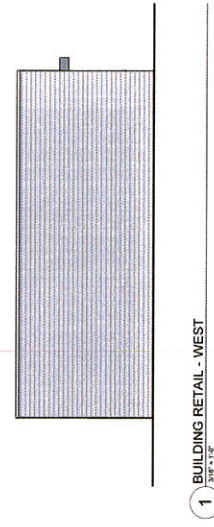
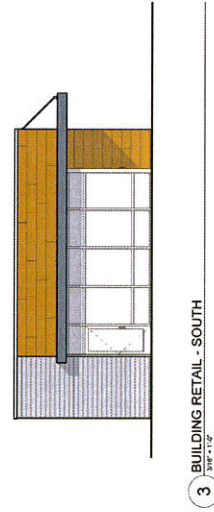
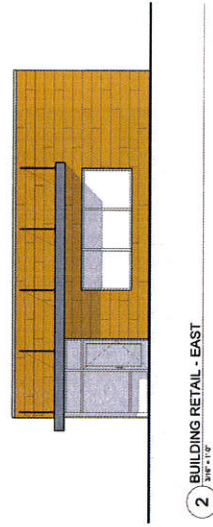
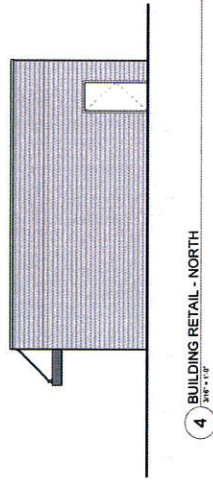
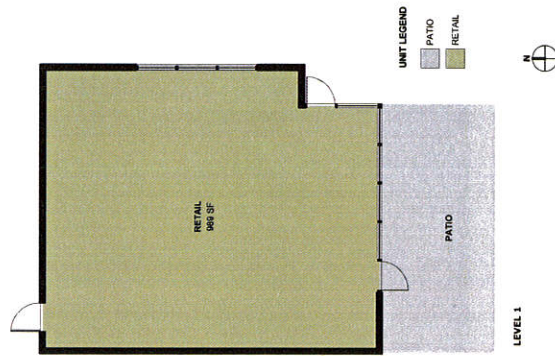


1 - FRONT ELEVATION  
 3/16" = 1'-0"

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 WASILLA, ALASKA  
 RETAIL BUILDING  
 03.13.2020**



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WASILLA, ALASKA  
UNIT GROUP 1 - RENDERING**

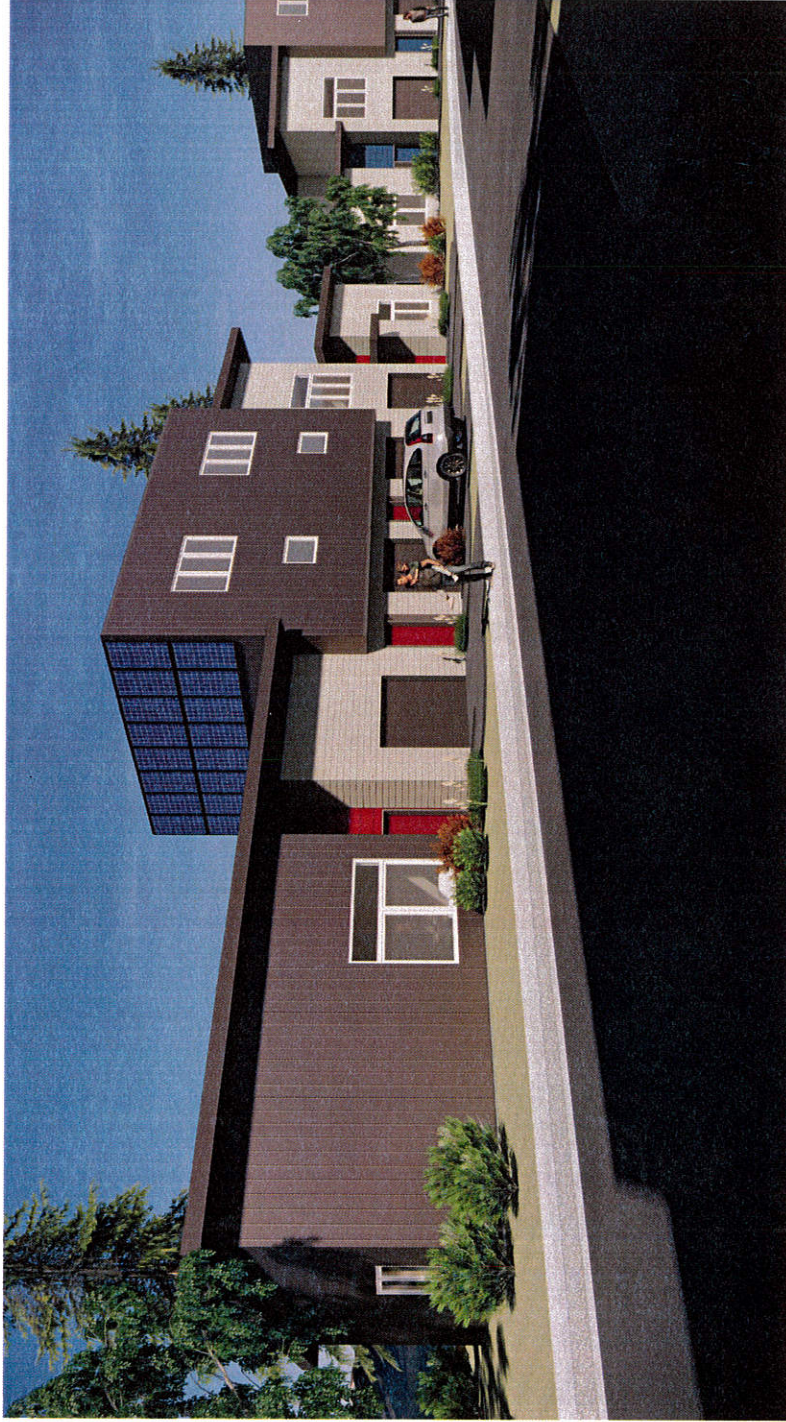
03.13.2020



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WASILLA, ALASKA  
UNIT GROUP 2 - RENDERING**

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UNIT GROUP 3 - RENDERING**  
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RETAIL - RENDERING**

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**YENLO PHASE II SUBDIVISION  
WASILLA, ALASKA  
COMMUNITY ENTRY - RENDERING**  
03.13.2020



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