

Non-Code Ordinance

By: Planning Department
Introduced: May 11, 2020
Public Hearing: June 8, 2020
Adopted: June 8, 2020

Yes: Dryden, Graham, Harvey, Ledford, Velock
No: None
Recused (Conflict of Interest): Burney
Absent: None

**City of Wasilla
Ordinance Serial No. 20-23**

An Ordinance Of The Wasilla City Council 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 an application for a 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 Wasilla Municipal Code (WMC) Sections 16.16.050, 16.16.070, and 16.20.030 of the Wasilla Municipal Code; and

WHEREAS, Section 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 requests; and

WHEREAS, on April 14, 2020, the Wasilla Planning Commission developed findings of fact on this request taking into account the information submitted by the applicant, the evaluation and recommendations of staff contained in the staff report and presentation, written and verbal public testimony, the applicable provisions of the Wasilla Comprehensive Plan and the Wasilla Municipal Code; and

WHEREAS, the Wasilla Planning Commission hereby determines that this application meets all applicable provisions of the Wasilla Comprehensive Plan and the Wasilla Municipal

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Code and adopted Wasilla Planning Commission Resolution Number 20-16 with conditions of approval and findings of fact, which are incorporated by reference, recommending approval to the Wasilla City Council; and

WHEREAS, the Wasilla City Council has considered the request for this PUD and concurs with the Wasilla Planning Commission recommendation, conditions, and findings in Wasilla Planning Commission Resolution Serial Number 20-16, which is incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. Approval of a Planned Unit Development (#20-01) to expand the Wasilla Area Seniors Housing Complex by constructing a total of 120 new senior housing units in three phases over a four-year period on two parcels totaling 8.29± acres on Tract B-2b, Susitna Place RSB Subdivision and Tract A-2b, Center Point Phase RSB Subdivision. Each phase will construct a three-story building with 40 residential dwelling units.

Section 3. Enactment. PUD #20-01 is hereby approved with the conditions of approval recommended by the Planning Commission in Resolution Serial No. 20-16. The information submitted with PUD #20-01, Planning Commission Resolution #20-16, and the updated plans submitted by the applicant on April 27, 2020 addressing Condition #3 in Resolution #20-16 are incorporated herein by reference as conditions of approval in this ordinance.

Section 4. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Wasilla City Council on June 8, 2020.


Bert L. Cottle, Mayor

ATTEST:



Jamie Newman, MMC, City Clerk

[SEAL]

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City of Wasilla
Legislative Staff Report
Ordinance Serial No. 20-23
 (Non-Code Ordinance)

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.

Originator: Tina Crawford, AICP, City Planner *TC*
 Date: 4/24/2020

Agenda of: 5/11/2020

Route to:	Department Head	Signature	Date
X	City Attorney	<i>Leslie R. Need</i>	5/4/2020
X	Public Works Director	<i>[Signature]</i>	4/30/20
X	Finance Director	<i>[Signature]</i>	4/30/20
X	Deputy Administrator	<i>[Signature]</i>	4/30/2020
X	City Clerk	<i>[Signature]</i>	4/30/2020
X	Mayor	<i>[Signature]</i>	4/30/2020

Fiscal Impact: yes or no

Attachments: Ordinance Serial No. 20-23 (2 pages)
 Updated Site Plan, Landscape Plan, and Narrative (6 pages)
 (addressing Planning Commission conditions)
 Planning Commission Resolution Serial No. 20-16 (22 pages)
 Planning Commission Minutes (Draft) – April 14, 2020 (4 pages)
 Official Record for PUD #20-01 (70 pages)

Summary Statement: Wasilla Area Seniors, Inc. is seeking approval of a Planned Unit Development (PUD), in order to develop 120 senior housing units in three buildings over a four-year period utilizing the PUD process in WMC 16.20.030. The subject properties total 8.29± acres and are located on the north side of Knik-Goose Bay Road between W. Harmonious Drive and E. Frank Smith Way.

Approval of a PUD creates an overlay district upon the existing zoning district and is subject to the same requirements of a rezoning with the exception that the PUD can seek variances to approved uses, setbacks, density, height, etc. and is approved with a binding site plan with conditions of approval. The PUD regulations allow the applicant to request flexibility in the zoning requirements (e.g. setbacks, density, land uses) in order to create a more efficient and aesthetic development of the site. The applicant is requesting the following variances:

1. Waive the requirement for all residential to be part of a mixed-use development or upper-story on top of commercial buildings to allow residential dwelling units in a Commercial zoning district and future land use.
2. Reduce the required parking spaces from 1.5 spaces per dwelling unit to 1 per unit.

3. Allow a 45' building height of 45' instead of the maximum 35' height.
4. Waiver of the requirement to include decorative fencing in the perimeter landscaping beds.

As part of the PUD approval process, the Planning Commission is required to hold a public hearing to determine if it complies with the PUD requirements and then make a recommendation to the City Council regarding the proposed development. The Planning Commission held a public hearing on April 14, 2020 and voted unanimously to approve Resolution Serial No. 20-16, which recommends approval of the PUD with conditions of approval. Condition #3 required that the applicant submit a revised site plan to the City Planner that incorporated common open space amenities to meet PUD Criteria #D4.

On April 27, 2020, the applicant provided an updated site plan, landscape plan, and narrative. The updated site plan includes the provision of an uncovered seating area during Phase I and a covered pavilion centrally located for use by the three new buildings will be constructed as part of Phase III. All other conditions of approval will be addressed when land use permits are submitted for each phase of development.

Proposed Action: Introduce and set the Ordinance for public hearing.

City of Wasilla Application for Planned Unit Development Willow House Subdivision and Senior Apartments Narrative Amendment 04/27/2020

Planning Commission Recommendation and Conditions of Approval

On April 14, 2020, the City of Wasilla Planning Commission resolved to recommend this PUD for approval with conditions of approval. We have prepared the following responses and updated the PUD application to reflect these changes:

1. **Condition:** 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.

Response: Understood. All changes will be submitted to the City Planner for review and if major will be submitted as a rezoning request and/or amendment to the PDU.

2. **Condition:** 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.

Response: Understood. A land use permit will be submitted with each phase, as required.

3. **Condition:** 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.

Response: The site and landscaping plans have been updated in cooperation with the City Planner to include a seating area along the pathway to the existing campus with Phase 1 and covered picnic pavilion to be constructed with subsequent phases. WASI intends to construct additional amenities as funding and demand is determined. These may include a dog park, community garden area or other feature. WASI will work with the City Planner for review and approval prior to construction. If constructed, the dog park will be located to minimize impact the surrounding properties.

4. **Condition:** No activity may commence on the site until all required construction and landscape guarantees have been provided to and accepted by the City.

Response: Understood. Guarantees will be submitted to the City for approval prior to commencing construction activities.

5. **Condition:** The application 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.

Response: Understood. We are currently working on construction drawings for Phase 1. Applications will be made for all required permitting prior to construction.

6. **Condition:** 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).

Response: Upon approval by the City Council, we will update the PUD overlay district and submit to the City Planner for approval as required.

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, A/CP, 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;

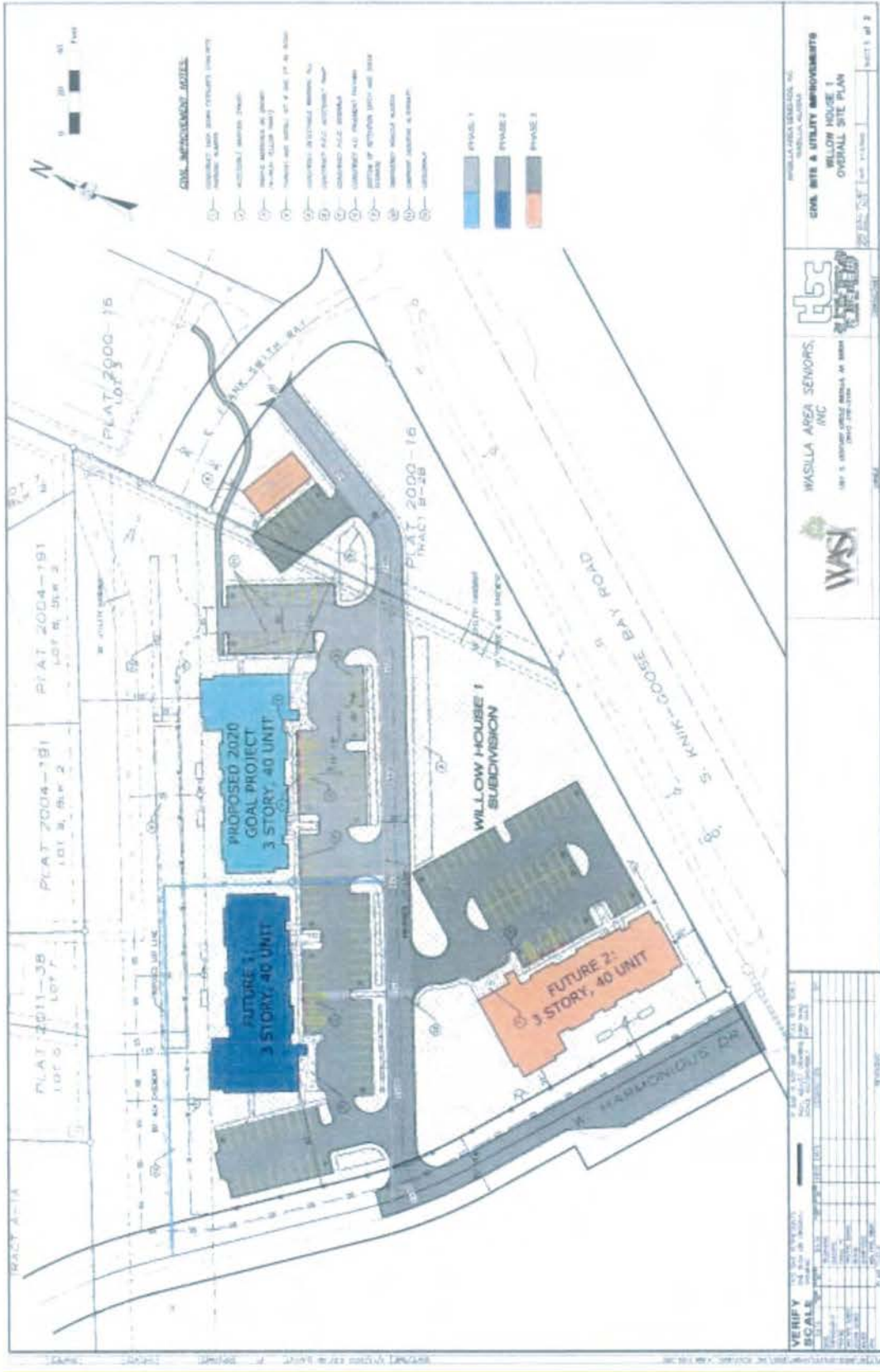
Finding: The proposed development and phasing schedule provided by the application indicates the approximate dates for the beginning and completion of each phase.

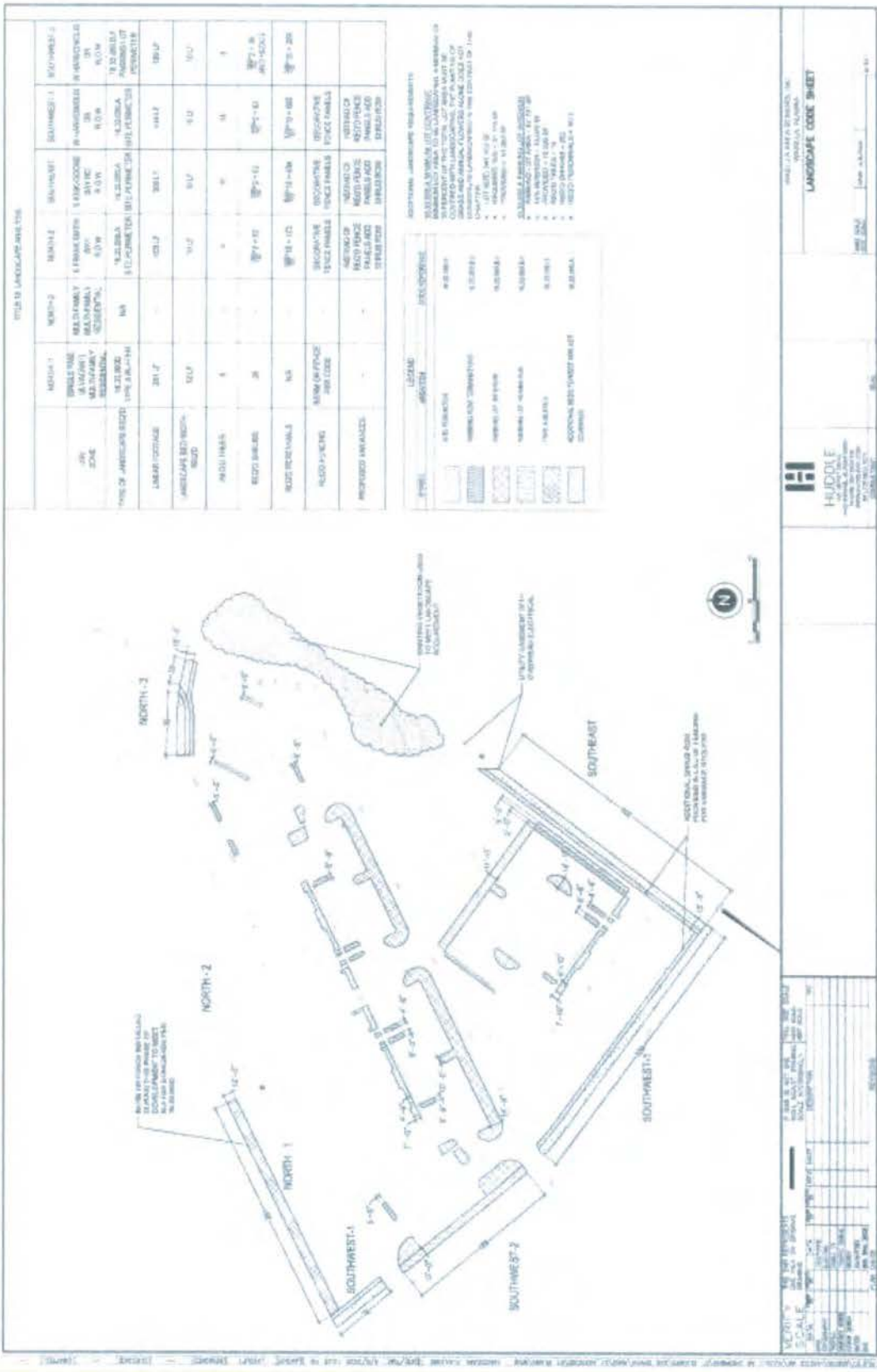
4. Quantitative data for the following: total number and type of dwelling units, proposed coverage of buildings, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings and other improvements, and any architectural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





NO.	SYMBOL	DESCRIPTION
1	[Symbol]	ASPHALT DRIVE
2	[Symbol]	CONCRETE DRIVE
3	[Symbol]	GRASS
4	[Symbol]	IRRIGATION SYSTEM
5	[Symbol]	LANDSCAPE LIGHTING
6	[Symbol]	SCREENING WALL
7	[Symbol]	WOOD DECK
8	[Symbol]	WOOD PATIO
9	[Symbol]	WOOD FENCE
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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

spark design,llc
 ARCHITECTURE • INTERIORS • LANDSCAPE

WILLOW HOUSE SUBDIVISION
 WASILLA, ALASKA
 FLOOR PLANS
 03.13.2020



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

1 FLOOR PLAN - LEVEL 1

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



1 NORTH ELEVATION



2 EAST ELEVATION

SECTIONS ELEVATION LEGEND

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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WILLOW HOUSE SUBDIVISION
 WASILLA, ALASKA
 ELEVATIONS
 03.13.2008



1 SOUTH ELEVATION



2 WEST ELEVATION

NOTES

1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW SIZES AND PLACEMENTS.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR DOOR SIZES AND PLACEMENTS.
4. SEE ARCHITECTURAL SPECIFICATIONS FOR ROOFING MATERIALS AND FINISHES.

WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
RENDERINGS
08.13.2020



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

sparkdesignllc
ARCHITECTURE • INTERIORS • LANDSCAPE

REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:02 PM on Tuesday, March 10, 2020, in Council Chambers of City Hall, Wasilla, Alaska by Eric Bushnell, Chair.

2. ROLL CALL

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A
Darrell Breese, Seat B (via teleconference)
Simon Brown, Seat D
Alina Rubeo, Seat E (via teleconference) at 6:34 PM

Commissioner absent and excused:

Micah D. Weinstein, Seat C

Staff in attendance were:

Lyn Carden, Deputy Administrator
Archie Giddings, Public Works Director (via teleconference)
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Commissioner Brown led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved, as presented.

5. REPORTS

5.1 City Deputy Administrator

Ms. Carden provided information regarding how the City is addressing COVID-19.

5.2 City Public Works Director

No report given.

5.3 City Attorney

Ms. Need stated there is no pending litigation and disclosed that her office has worked with Cook Inlet Housing but has not worked with them directly on this project.

5.4 City Planner

No report given.

6. PUBLIC PARTICIPATION *(Three minutes per person for items not on agenda)*
No one stepped forward.

7. CONSENT AGENDA

7.1 Minutes of March 10, 2020, regular meeting

GENERAL CONSENT: Minutes were approved, as presented.

8. NEW BUSINESS *(five minutes per person)*

8.1 Public Hearing

1. Item: Planned Unit Development Permit #20-01 (Reso. #20-16)
Applicant: Wasilla Area Seniors, Inc.
Owner: Wasilla Area Seniors, Inc. and Valley Hospital Association Inc.
Request: Approval of a Planned Unit Development (PUD) to expand the existing 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. Each phase will construct a three-story building with 40 residential dwelling units.
Lot Area: 8.29 +/- acres
Location: Tract B-2B, Susitna Place RSB Subdivision and Tract A-2B, Center Point Phase 4 RSB Subdivision are located on the north side of S. Knik-Goose Bay Rd between E. Frank Smith Way and W. Harmonious Drive.
Zoning: RM – Multi-Family & C - Commercial
 - a. City Staff

Ms. Crawford provided her staff report for the request.

- b. Applicant

Mr. Tim Alley, The Boutet Company, Inc., representative for Wasilla Area Seniors, Inc., provided an overview of their request for the Planned Unit Development.

Mr. Chuck Foster, Wasilla Area Seniors, provided information on the development, which will depend on funding and demand. He said that they could not provide definite dates of completion.

Mr. Jeff Judd, Cook Inlet Housing Authority, provided information regarding the funding for the development and addressed the parking variance.

Ms. Deanna Wlad, Spark Design, provided a brief summary of the request for a variance to the height for the buildings.

Discussion moved to the Commission.

- c. Private person supporting or opposing the proposal

Chair Bushnell opened the public comment portion of the public hearing.

Chair Bushnell closed the public comment portion of the public hearing as no one asked to speak via teleconference or stepped forward.

d. Applicant

MOTION: Commissioner Brown moved to approve Planned Unit Development Permit #20-01 (Reso. #20-16), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Planned Unit Development Permit #20-01 (Reso. #20-16), as amended, passed unanimously.

2. Item: Planned Unit Development Permit #20-02 (Reso. #20-17)
Applicant: Cook Inlet Housing Authority
Owner: Cook Inlet Housing Authority; Valley Charities, Inc.; Yenlo Square Phase I Ltd. Partnership; and Matanuska Valley Federal Credit Union
Request: Amendment to 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.
Lot Area: 4.46 +/- acres
Location: Generally located on the west side and east side of N. Yenlo Street just north of E. Swanson Avenue (resubdivision of Lot 1, Block 1 and Lot 1, Block 2, Yenlo Square Subdivision).
Zoning: C - Commercial
a. City Staff

Ms. Crawford provided her staff report for the request.

Ms. Need disclosed her firm's work with Cook Inlet and asked if the applicant had any objections with her participation with this request.

The applicant state that they did not object to Ms. Need's participation.

b. Applicant

Mr. Judd provided information regarding the request.

Mr. John Weaver, Valley Residential Services, provided information regarding the request.

Mr. Alley provided information regarding the proposed development.

Ms. Wlad provided information regarding the building designs for the development.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal.
Chair Bushnell opened the public comment portion of the public hearing.

Chair Bushnell closed the public comment portion of the public hearing as no one asked to speak via teleconference or stepped forward.

d. Applicant

MOTION: Commissioner Breese moved to approve Planned Unit Development Permit #20-02 (Reso. #20-17), as presented.

Discussion ensued.

VOTE: The motion to approve Planned Unit Development Permit #20-02 (Reso. #20-17), as amended, passed unanimously.

9. UNFINISHED BUSINESS

No unfinished business.

10. COMMUNICATIONS

No statements made regarding the following items.

10.1 Permit Information

10.2 Enforcement Log

10.3 Matanuska-Susitna Borough Planning Commission agenda

11. AUDIENCE COMMENTS (*three minutes per person*)

No comments.

12. STAFF COMMENTS

Ms. Carden thanked everyone for their participation.

13. COMMISSION COMMENTS

No comments.

14. ADJOURNMENT

The regular meeting adjourned at 8:05 PM.

ERIC BUSHNELL, Chair

Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission --, 2020.



Staff Report: PUD #20-01
Prepared by: Planning
Meeting date: April 14, 2020

I. SUMMARY FACTS:

Applicant: Wasilla Area Seniors, Inc.

Owner: Wasilla Area Seniors Inc. and Valley Hospital Association, Inc.

Request: Approval of a Planned Unit Development (PUD) 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.

Parcels: Tract B-2B, Susitna Place RSB Subdivision
Tract A-2B, Center Point Phase 4 RSB Subdivision

Location: Knik-Goose Bay Road (generally located on the north side of KGB between E. Frank Smith Way and W. Harmonious Drive)

Parcel size: 8.29 acres±

Existing Zoning: Commercial (C) and Residential Multifamily (RM)

Future Land Use: Commercial

Surrounding Uses: North: Residential Multifamily
South: Commercial and outside city limits
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of the request with conditions based on findings of compliance with applicable criteria established in Section 16.16.050, 16.16.070, and 16.20.030 of the Wasilla Municipal Code.

III. SUMMARY OF REQUEST

Applicant is seeking approval to expand the existing 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.

As allowed in the PUD process, the applicant is requesting approval of the following variances:

1. Approval to provide 1 parking space per dwelling unit instead of the required 1.5 spaces per unit.
2. Approval to have a maximum building height of 45' instead of the maximum 35' height.
3. Waiver of the requirement to include decorative fencing in the perimeter landscaping.
4. Substitution of additional landscaping and depth in the required screening buffer along the northern property line in place of the required 6' high opaque fence.

IV. APPLICABLE PROVISIONS

The following requirements from WMC 16.16.050, 16.16.070, and 16.20.030 are applicable to this request for approval of a PUD within the City of Wasilla.

V. FINDINGS

COMPLIANCE WITH WMC 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.***

Staff 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.***

Staff 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.***

Staff 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;**

Staff 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;**

Staff 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;**

Staff 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;**

Staff 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;**

Staff 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*

Staff 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.*

Staff 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.*

Staff 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 four variances to the development standards in WMC Title 16. The variances include a reduction in parking, an increase in building height, waiver of the decorative fencing in the perimeter landscaping, and waiver of the fence in the screening buffer between the single-family homes to the north.

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.*

Staff 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.*

Staff 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.**

Staff 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.**

Staff 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).**

Staff 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 of the lots (adjoining the single-family residences). However, it does not have the required fence, wall, or berm. The applicant is requesting a waiver of the 6' high opaque fence requirement and allow substitution of additional depth and plantings.

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.***

Staff Finding: The site plan indicates sufficient open space and suitable landscaping. However, the proposed open space does not contain any amenities or recreational opportunities for the residents. Staff is proposing a condition that the applicant be required to 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.***

Staff 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.*

Staff 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.*

Staff 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;*

Staff Finding: The applicant provided all of the above information with the PUD application.

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;***

Staff 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;***

Staff 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***

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

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

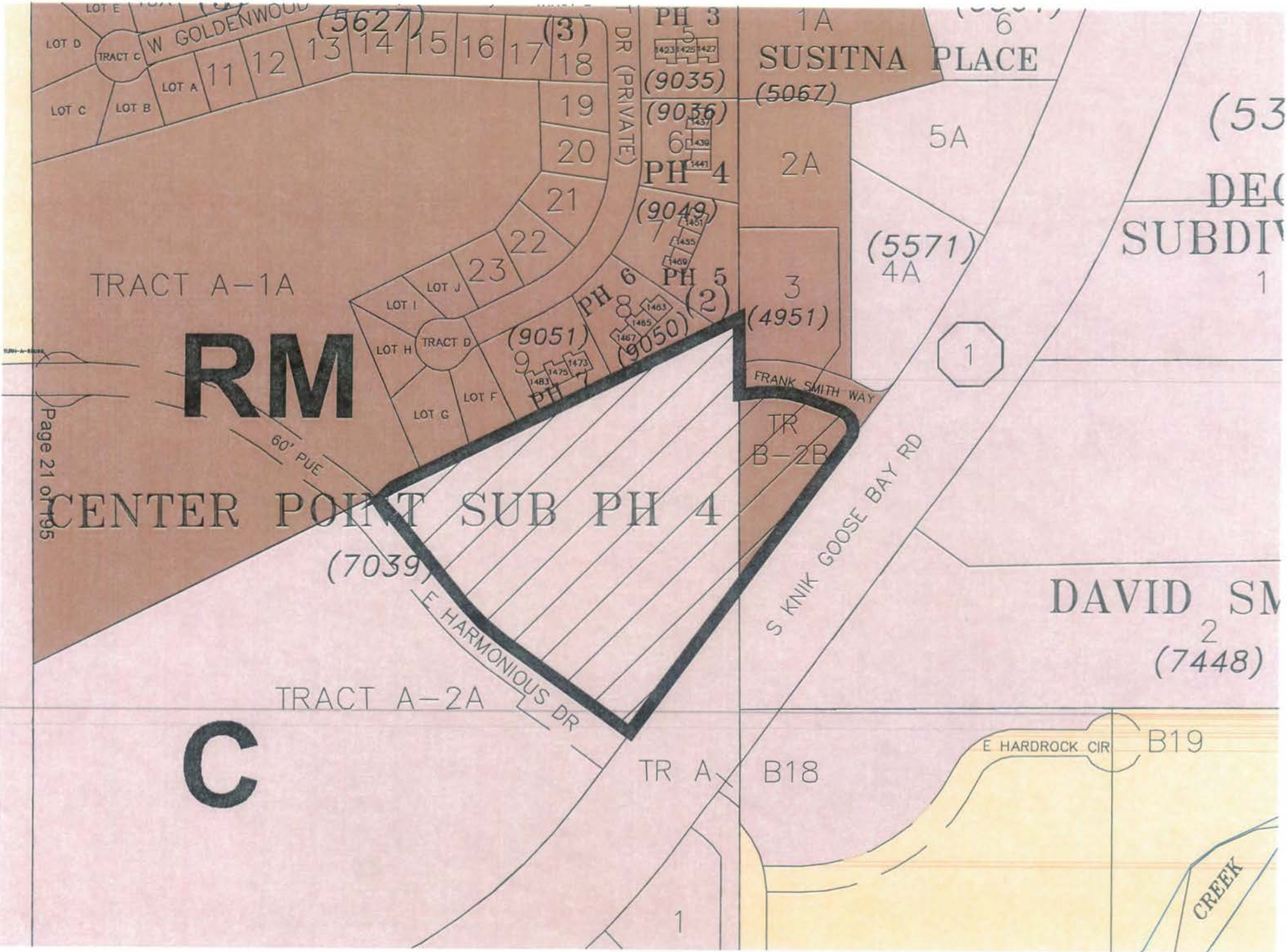
Staff Finding: No additional material was requested by the commission or the city planner.

VIII. RECOMMENDATION

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council 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 revised landscape plan must be submitted to the City Planner for review and approval that includes the correct type, quantity, and size landscaping prior to any clearing or construction on the lot.
3. An amended site plan that includes, at a minimum, an outdoor seating/gathering area for each building must be submitted to the City Planner for review and approval prior to any clearing or construction on the lot.
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).



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RM

C

TRACT A-1A

TRACT A-2A

CENTER POINT SUB PH 4

SUSITNA PLACE

DAVID SM

(53)
DEC
SUBDIV
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W GOLDENWOOD (5627)
LOT E
LOT D
TRACT C
LOT A
LOT B
LOT C
11 12 13 14 15 16 17 18

DR (PRIVATE)
PH 3
PH 4
PH 5
PH 6
PH 7
PH 8
PH 9
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B18

TR B-2B

CREEK

60' PUE

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Matanuska-Susitna Borough

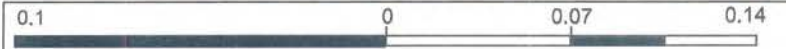


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Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - - Primitive Road
 - Private Road
- + Alaska Railroad
- ▭ Mat-Su Borough Boundary
- ▭ Incorporated Cities
- ▭ Government Lot Lines
- ▭ Parcels
- ▭ Section Lines

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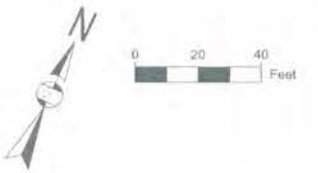
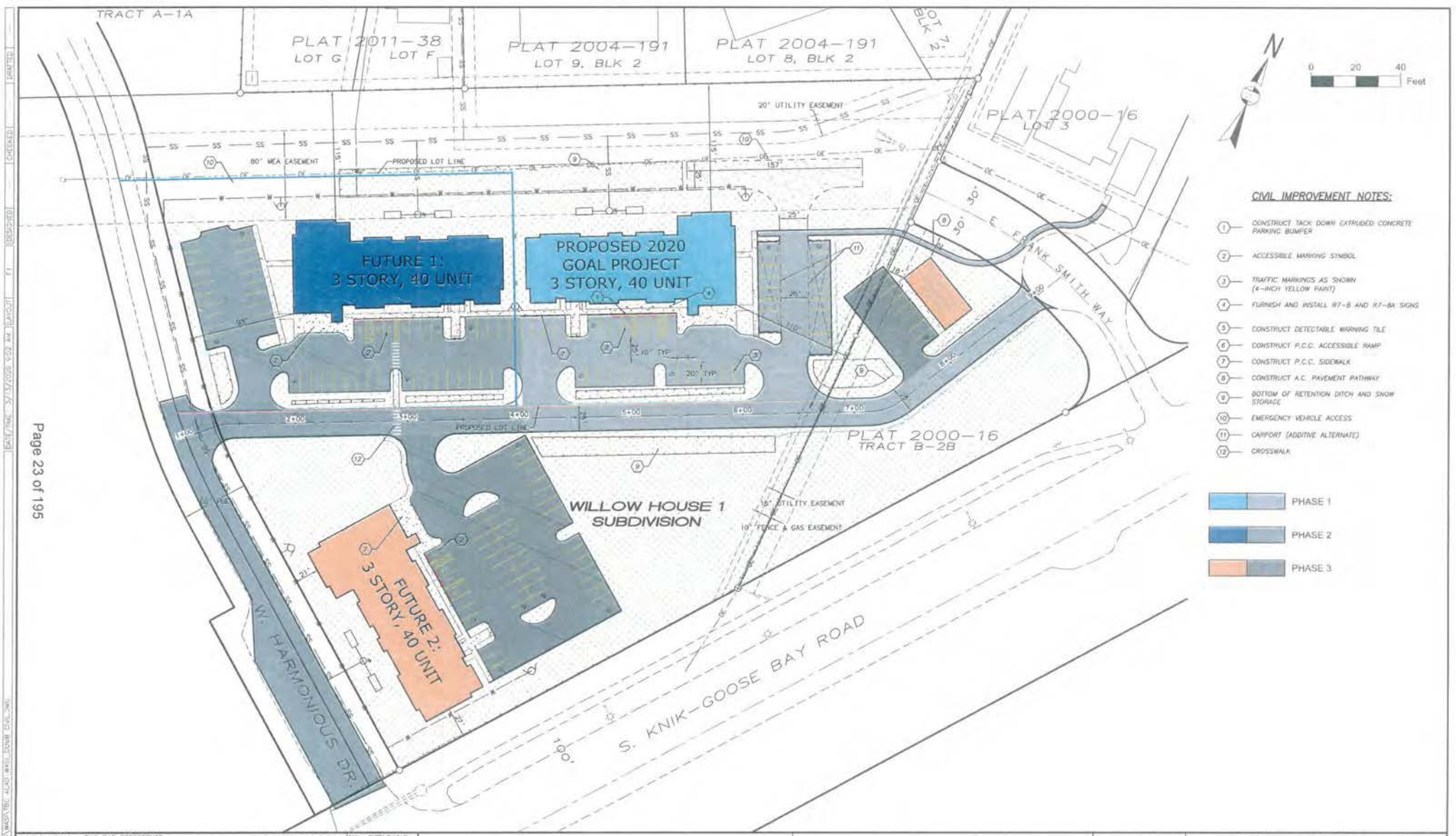
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Reported on 03/25/2020 10:06 AM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes
This map was automatically generated using Geocortex Essentials.



CIVIL IMPROVEMENT NOTES:

- ① CONSTRUCT TACK DOWN EXTRUDED CONCRETE PARKING BUMPER
- ② ACCESSIBLE MARKING SYMBOL
- ③ TRAFFIC MARKINGS AS SHOWN (4-INCH YELLOW PAINT)
- ④ FURNISH AND INSTALL R7-B AND R7-BA SIGNS
- ⑤ CONSTRUCT DETECTABLE WARNING TILE
- ⑥ CONSTRUCT P.C.C. ACCESSIBLE RAMP
- ⑦ CONSTRUCT P.C.C. SIDEWALK
- ⑧ CONSTRUCT A.C. PAVEMENT PATHWAY
- ⑨ BOTTOM OF RETENTION DITCH AND SNOW STORAGE
- ⑩ EMERGENCY VEHICLE ACCESS
- ⑪ CARPORT (ADDITIVE ALTERNATE)
- ⑫ CROSSWALK

PHASE 1
 PHASE 2
 PHASE 3

Page 23 of 195

VERIFY SCALE		THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.		IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.		TITLE: 5/27 SCALE: HORIZ SCALE: VERT SCALE:	
DATE	BY	DATA	DATE	REV	DATE	DESCRIPTION	BY
		TELEPHONE					
		ELECTRIC					
		CABLE TV					
		TRAFFIC SIGNAL					
		DESIGN					
		SCAFFOLDS					
		M.N. FINAL DESIGN					
PLAN CHECK		REVISIONS					

WASILLA AREA SENIORS, INC

1301 S. CENTURY CIRCLE WASILLA, AK 99654
(807) 376-3104

HBC REVIEW COMPANY, INC
 401 E. 5TH AVE, SUITE 400
 ANCHORAGE, AK 99501
 PH: 807-242-8779
 LICENSE NO. 4022779

WASILLA AREA SENIORS, INC
 WASILLA, ALASKA
CIVIL BITE & UTILITY IMPROVEMENTS
WILLOW HOUSE 1
OVERALL SITE PLAN

MAP SCALE: 1" = 400' VERT. SCALE: N/A DATE: 3/13/2025 SHEET 1 of 2

PAGE

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**NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-**

Matanuska-Susitna Borough
Development Services
CASE: PUD 20-01
MAR 24 2020

DATE: March 20, 2020
APPLICANT(S): Wasilla Area Seniors, Inc.
OWNER(S): Wasilla Area Seniors, Inc. and Valley Hospital Association, Inc.
REQUEST: Approval of a Planned Unit Development (PUD) to expand the existing 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. The development will be on Tract B-2B, Susitna Place RSB Subdivision and Tract A-2B, Center Point Phase 4 RSB Subdivision are located on the north side of S. Knik-Goose Bay Rd between E. Frank Smith Way and W. Harmonious Drive.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for April 14, 2020 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before April 6, 2020 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____
 Address _____
 Lot _____ Block _____ Subdivision _____

Comments:
FIRM 8080, X Zone
No other comments 3/26/20
[Signature]



CITY OF WASILLA
 PLANNING OFFICE
 290 E HERNING AVE
 WASILLA, AK 99654
 PHONE 373-9020 FAX 373-9021

MSB Development Services
 350 E. Dahlia Ave
 Palmer, AK 99645

NEOPOST
 03/20/2020
US POSTAGE \$000.50

FIRST CLASS
 ZIP 99654
 041111 1462649

Matanuska-Susitna Borough
 MAR 23 2020
 Received

PUBLIC NOTICE

**NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-**

DATE: March 20, 2020 **CASE:** PUD 20-01
APPLICANT(S): Wasilla Area Seniors, Inc.
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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Comments: NO COMMENT



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

MSB Platting Division Officer *JW*
350 E. Dahlia Ave
Palmer, AK 99645

NEOPOST FIRST CLASS MAIL
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US POSTAGE \$000.50⁰⁰

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MAR 26 2020

Planning Office
City of Wasilla

Page 26 of 195

ALASKA-SUSITNA GOV. OFFICE

MAR 23 2020

Received

PUBLIC NOTICE

9964546400 C001





CITY OF WASILLA

Planning Office

290 East Herning Avenue, Wasilla, Alaska 99654-7091

Telephone 907-373-9020

Date: 3/13/20
 PUD # 20-01

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Wasilla Area Seniors, Inc	Name: Timothy Alley, PE
Mailing Address: 1301 S. Century Cir	Mailing Address: 1508 E. Bogard Rd. #7
Wasilla, AK 99654	Wasilla, AK 99654
Contact Phone: Day (907) 376-3104 Night	Contact Phone: Day (907) 357-6770 Night
FAX: (907) 373-5170	FAX: (907) 357-6750
E-mail: chuckf@alaskaseniors.com	E-mail: talley@tbcak.com

*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property (A minimum of 20,000 square feet is necessary before application may be accepted): <u>8.29 Acres</u>
Property tax # <u>4951000T00B-2B & 7947000T00A-2B</u>
Street Address:
Legal Description: Lot(s) <u>B-2B</u> Block _____ Subdivision <u>Sustina Place RSB</u> <u>A-2B</u> Center Point Phase 4 RSB
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Current Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>

Land Use
Describe current use of property covered by this application: <u>Properties are currently vacant. Underlying zoning is commercial</u>
Surrounding property: (Describe how land adjacent to the property is currently being used.)
North: <u>Single family residential(northwest) and multi-family senior housing (northeast)</u>
South: <u>Commercial</u>
East: <u>Commercial and residential</u>
West: <u>Undeveloped. Property is zoned commercial.</u>

RECEIVED

MAR 13 2020

* All activity regulated or permitted under this title must comply with applicable Borough, state & federal laws & regulations. (WMC 16.04.030)

Planning Office
 City of Wasilla

Comprehensive Plan Information

Expected Future Land Use Map shows property as :

Generally Residential Parks Mixed Use Area

Generally Commercial/Business Generally Industrial Public/Institutional

Attach a written narrative addressing the following Criteria –

A project narrative will need to be included that address the following criteria under WMC 16.20.030(E)(2 through 5):

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;

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;

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

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

Site Plan

An application for a PUD must include three (3) copies of accurate site plans drawn to an appropriate scale, and one set of topographic maps showing present and proposed contours at intervals of not more than two feet. The maps and plans must be of standard size format and show or contain:

- a. Boundaries of the site;
- b. The name and dimensions of all streets bounding or touching the site;
- c. Conceptual design showing proposed location and horizontal and vertical dimensions of buildings proposed for the PUD;
- d. Proposed location and dimensions of any private open space or trails within the site (if any);
- e. Proposed public dedications within the site (if any);
- 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 re-subdivision of the site required or proposed;
Surrounding and underlying zoning and existing land uses and buildings;
- k. Architectural renderings of typical buildings and improvements.

Application Check list:

- Applications may only be accepted if area to be rezoned is two (2) acres or larger.
- Applicant has owner's authorization to submit application.
- Narrative addressing criteria is attached.
- Summary Development table is attached.
- Application fee.
- Cost to mail out notice (must be submitted prior to mailing of public notice)
- Legal description.

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the planned unit development.

DATE: 3/13/2020

APPLICANT SIGNATURE: [Signature]

DATE: 13 March 2020

OWNER SIGNATURE:
If different then applicant Catherine Foster

<i>For Staff Use</i>	
Date Received: <u>3/13/20</u>	Received by: <u>[Signature]</u>
<input checked="" type="checkbox"/> Fee paid (\$500)	Receipt # <u>32626 3/13/20</u>
<input checked="" type="checkbox"/> Application	
<input type="checkbox"/> Site plan(s)	
<input type="checkbox"/> Property Owners Signatures	
<input type="checkbox"/> Development Table	

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

SUMMARY DEVELOPMENT TABLE

PUE # 20-01

Project Area:

Gross area (including any area to be dedicated for public roads) 8.29 acres

Net area (project area less public roads) 8.29 acres

Residential Uses:				
Dwelling Units	Number		Density	
Single Family Detached				du/ac
Single Family Attached				du/ac
Duplex				du/ac
Multi Family			14.5	du/ac
Total			14.5	du/ac
Area Distribution				
Building coverage	0.91	acres	10.98	% net acres
Vehicle parking	1.59	acres	19.21	% net acres
Roads	0.46	acres	5.51	% net acres
Open space (net site area minus building & vehicle needs)	5.33	acres	64.29	% net acres
Private Usable Open Space (if any)		acres		% net acres
Common Usable Space	5.33	acres	64.29	% net acres
Parking				
Resident parking			1	spaces/unit
Guest parking			0.24	spaces/unit
Boat & RV parking			0	spaces/unit
Non- Residential Uses:				
Dwelling Units	Number		Density	
Single Family Detached				du/ac
Single Family Attached				du/ac
Duplex				du/ac
Multi Family				du/ac
Total				du/ac
Area Distribution				
Building coverage		acres		% net acres
Vehicle parking		acres		% net acres
Roads		acres		% net acres
Open space (net site area minus building & vehicle needs)		acres		% net acres
Total Gross Floor Area (GFA)				
Commercial		Square Feet		% net acres
Office	1,800	Square Feet	0.50	% net acres
Restaurants/bars		Square Feet		% net acres
Theaters/auditoriums		Square Feet		% net acres
Warehouse/storage		Square Feet		% net acres
Parking				
Commercial				spaces/300 s.f
Office	1.33			spaces/300 s.f
Restaurants/bars				spaces/ the > of 150 s.f or each 3 seats
Theaters/auditoriums				spaces/ the > of 150 s.f or each 4 seats
Warehouse/ storage				spaces/1000 s.f

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

OWNER'S STATEMENT

This information is required for submission per MSB 43.05.050. Please type or print all non-signature items in ink.

PROPOSED SUBMITTAL NAME: Willow House I SUBDIVISION

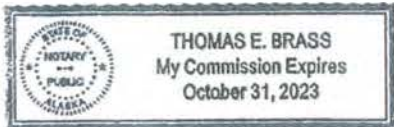
I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

Christopher J Emond 3/13/20
Original Signature (please sign in ink) Date
777 N. Crusey St. Ste A201 Wasilla, AK 99654 907 352-2863
Mailing Address Phone
Christopher J. Emond CFO - Acting CEO
Name & Official Title (print)
Valley Hospital Association, Inc.
Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 13th day, MARCH, 20 20



Thomas E. Brass
NOTARY PUBLIC in & for Alaska
My Commission Expires: 31 Oct. 2023

City of Wasilla Application for Planned Unit Development Willow House Subdivision and Senior Apartments Narrative

Wasilla Area Seniors, Inc (WASI) in cooperation with Cook Inlet Housing Authority (CIHA) is proposing an expansion of their senior housing campus to continue their goal of providing affordable housing for Alaska's seniors. The development is located off Knik Goose Bay Road (KGB) near the intersection with the Palmer-Wasilla Highway. This proposed Planned Unit Development will create 120 new senior housing units over the course of three phases, on a total of 8.29 acres situated on two tracts: Center Point Phase 4 Residential Subdivision Tract A-2B (7.29 Acres) and Tract B-2B (1.00 Acre). Tract A-2B is owned by the Valley Hospital Association, Inc, also known as, Mat-Su Health Foundation (MSHF), WASI is entering into a long-term lease agreement with MSHF for the use of the property. WASI will own and operate the senior housing complexes on the site. Tract B-2B is owned by WASI and will be utilized for access to the development as well as future addition of a maintenance and operations building to support the campus.

Development of the site is constrained by to an 80' wide Matanuska Electric Association (MEA) Easement along the northern portion of the property and a 15' MEA easement and 10' gas easement along the eastern property line. These easements currently contain overhead and underground utilities; relocation of which would be cost prohibitive for the development

Zoning, Existing Land Use and Conformance to the 2011 Wasilla Comprehensive Plan

Under the City of Wasilla's 2011 Comprehensive Plan, Tract A-2B and B-2B are both currently zoned **commercial** and are toward the southern end of the commercial zoning corridor along KGB. These tracts border **commercial** zoning to the south (across KGB), west and east and **mixed-use/transitional** zoning to the north.

While the existing zoning in the area is **commercial** and **mixed-use**, the existing land use in the neighboring parcels is generally residential with single family housing to the northwest and the high-density multi-family WASI campus to the northeast. There is some commercial use to the south at Fern Plaza and Wasilla Concrete to the east across KGB.

The Comprehensive Plan states that **Commercial** Zoning should have limited residential uses in these areas except when developed as upper-story housing or within a mixed-use or planned unit development. This PUD application is made with the best intentions to meet the Comprehensive Plan. The current WASI campus was established in 1981. The proposed tracts have been owned by WASI and MSHF since this time. The comprehensive plan, adopted in 2011, designated these properties as generally commercial, though the existing land use was and continues to be high-density residential. It can therefore be concluded that the intent of this zoning was to provide for further high-density development without the constraints of mixed-use/transitional or residential development criteria. Furthermore, this development supports the Comprehensive Plan Goals 1, 3, and 4, in particular, by the following:

1. **Goal 1: "1.1 Ensure that future land use designations reflect demographic and market trends"** Alaska has an aging demographic as the Alaskan "Boomers" from the 1970's age.

The percentage of Alaska's population over 60 has grown from 5% in 1980 to over 17% as of 2016 and continues to grow. This has caused a high demand of independent senior housing and is reflected by the amount of senior housing developments that have been constructed and are currently planned across the Mat-Su Valley.

2. **Goal 3: "3.2 Adopt policies that allow increased residential densities in appropriate areas necessary to accommodate future growth."** The proposed development will provide 120 new senior housing units. The development will have a higher density than is typical in Wasilla at 13.5 units/acre. It is appropriate in this area as the existing surrounding uses are generally residential with the existing high-density senior housing development next door. This development will be an addition to this existing development and provides additional senior housing to meet the rising demand while not reducing the amount of residential and mixed-use zoned areas where the general intent is to provide lower unit density.
3. **Goal 4: "Promote positive neighborhood identities and build a strong civic base to enhance resident's quality of life."** The expansion of WASI's housing development helps establish the neighbor identity in the area and will aid in maintaining property value in the neighboring area. The location of the development being along KGB provides a buffer for the single-family residential development to the north of the property. Senior housing developments are quieter and generally have a lower crime rates than other high-density developments.

Proposed Development

The development will be completed over the course of three phases. Each phase will construct a 40-unit, three story, approximately 40,000 gross square foot building for a total of 120 units. When complete, the development will have a unit density of 13.5 units per acre. The proposed 40-unit buildings will be a mix of single bedroom units and two-bedroom units with a common room located on the second floor for use by the tenants. Each unit will be compliant with the Uniform Federal Accessibility Standards (UFAS); fully equipped with sight and sound aids. The buildings will be elevated for access to the upper stories and will also contain storage rooms with lockers available for use by tenants. A new approximately 1,800 GSF operations and maintenance building is proposed for construction with Phase 3 to provide consolidated maintenance, shop and grounds keeping for the WASI campus.

Platting. Due to financing and ongoing operational requirements, each phase of the development will subdivide Tract A-2B to incorporate the corresponding phase. See attached preliminary plat. Access agreements/easements will be recorded as needed to provide access through the site to the new lots.

Access and Parking. Access to the development is provided from the existing public use easements of Frank Smith Way to the north of the development and Harmonious Drive to the south. Phase 1 will construct access through Tract B-2B to Frank Smith Way road station 4+00 to 9+00 (see attached site plan) until the development of Phase 2 at which time Harmonious will be paved up to the internal access road approach and the intersection at KGB will be improved to signalize the access onto KGB. All internal roads will remain private and will be maintained by WASI.

Parking lots will be constructed with its corresponding phase. The development is proposing a reduced parking from the required 1.5 spaces per unit under WMC 16.24.040 to one space per unit with an additional 28 spaces for guest and employee parking. The reduced parking is justified as the tenants that this development serves are seniors. Many of these tenants do not drive or own a vehicle and utilize the WASI shuttle system to get around town. The proposed on-site parking includes one space for each unit, plus three additional spaces in this first phase of development. Once the remaining two phases of construction are completed, a total of 17 parking stalls or approximately 12% of the total parking will be dedicated to overflow. The request for reduced parking spaces associated with the dwelling units, is based on the actual proven parking demand at Wasilla Area Seniors, Inc.'s (WASI) existing tenured senior housing campus of 128 units. Over the past 15+ years WASI's tenancy demand has proven to only require parking spaces for approximately 60% of its residents at any given time given tenant age demographics and vehicle ownership rates. Recent vehicle ownership and "parking spots in use" surveys conducted by WASI (of residents and guests) affirms this historical demand. Based on proven parking demand history, providing 1 space per unit (40 spaces for forty units, plus overflow) is not only adequate, but in all likelihood provides significantly more spaces that will actually be needed.

Building Finishes and Height. The overall building design implements multifaceted fenestration layouts, building modulation and varying material changes, providing depth, texture and the infusion of natural light onto each building elevation. Three material applications consisting of ribbed vertical metal panels, smooth phenolic resin modules with warm wood tones and painted composite siding, provide the composition for the exterior envelope and overall building aesthetic. The main point of entry is defined by a large two-story volume extending 27 feet to south, highlighting the primary pedestrian entrance. Several ground level patio areas extend the residential units directly to the outdoors and the large areas of open space funneled throughout the site. The North and South Elevations incorporate two distinct areas of raised single slope roof volumes and clearstory ribbon windows for select living units. The south elevation of the building also incorporates two banks of photovoltaic panels, oriented to maximize sun exposure throughout the year. This renewable energy will be utilized to power site and street lighting.

The three-story buildings will exceed the 35-foot building height limit under WMC 16.24.030.A.6 with the implementation of the raised roof volumes and will require approval of a building height of 45 feet. See attached building elevations. The additional height is required to maintain the unit density and open space throughout the development.

Pedestrian connectivity, Transit and Common Amenities. The development will provide connectivity for pedestrians through this development and a pathway will be constructed north of the Frank Smith Way cul-de-sac. The development is proposing to cross the existing PUE. It is anticipated that Frank Smith Way will not extend further away from KGB as the PUE ends at the Tract A-2B property line and there is limited ability to dedicate ROW further due to the existing 80' MEA easement on the tract. Future phases will continue pedestrian connectivity to the west to the phase II and III buildings and ultimately construct a connection to the multi-use pathway on Knik Goose Bay Rd.

WASI currently offers daily transportation to surrounding grocery stores and shopping centers on a set schedule. On-demand transportation is a program feature WASI is developing and will offer based on capacity and funding. WASI does not charge fees to the tenants for this transportation and accepts donations to aid in funding.

Residents of the proposed buildings will have access to all exterior amenities outside around other residential buildings, and access to all the amenities in the Wasilla Senior Center. For example, residents of Willow House will not have access to the common space INSIDE another apartment building but will have access to the exterior common spaces, which include a nature trail, and gazebo with grill and games. In the senior center, all features of the building are available to residents of Willow House. Also, WASI intends to offer a new "dog park" when Willow House opens, and currently offers a gazebo with games (e. g.: horseshoes) and seating, and a gas grill (reservation required for the grill). Around the gazebo is a nature trail, and behind the senior center is a memorial garden. The dog park is schedule to be constructed with phase II and will be situated to the north of the Phase I and II buildings within the existing utility easements. Residents will have access to nearby undeveloped land as green space.

Landscaping. Landscaping is designed to meet the majority of the requirements under Wasilla Municipal Code Title 16. See attached landscaping design sheets. The development is proposing a deviation from the required decorative fence panels in the site perimeter landscaping under 16.33.060.A.3. In place of the 6' tall screening the development will install an additional 5-foot width of shrub beds to enhance this area along the ROW to the south. An enhanced landscaping buffer is provided along a portion of the northern property boundary where single family residential use exists. This buffer will include fencing or 6' tall earthen, landscaped berm to provide adequate buffering per 16.33.060D. Existing vegetation will be saved and utilized as much as practicable, particularly on tract B-2B. All areas outside of the landscaping beds will be stabilized with 4" of topsoil and Type A mowable seeding.

Phasing. The initial phase of the development will construct a single 40-unit, 40,034 gsf building located in the northeast corner of Tract A-2B. The 40-unit building will be a mix of 30 one-bedroom units and 10 two-bedroom units. This Phase is funded through a number of grants and subsidized lending programs, including the Alaska Housing and Finance Corporation's Greater Opportunity for Affordable Living (AHFC GOAL) grant program, Federal Housing Loan Bank's Affordable Housing Program (FHLB AHP) grant and Native American Housing Assistance and Self Determination Act (NAHASDA). Each of these funding sources have set-aside requirements for the units:

- 20 units must be reserved for use by 62+ senior households as required by FHLB AHP
- 16 units must be set aside for disabled tenants an AHFC GOAL commitment
- 2 units are reserved for homeless an AHFC GOAL commitment
- 1 unit is set aside for lease by American Indian and/or Alaska Native Tenants and is a NAHASDA funding requirement.

Also, with the above requirements, the funding requires a mix of income-based set-asides for the units. Of the 40 units, ten will be market rate, six will be reserved for seniors with 60% of the area median income (AMI) and 24 reserved for 50% AMI.

Phase 1 is schedule to begin construction this summer (2020). Construction of this phase is anticipated to be complete by the Fall of 2021.

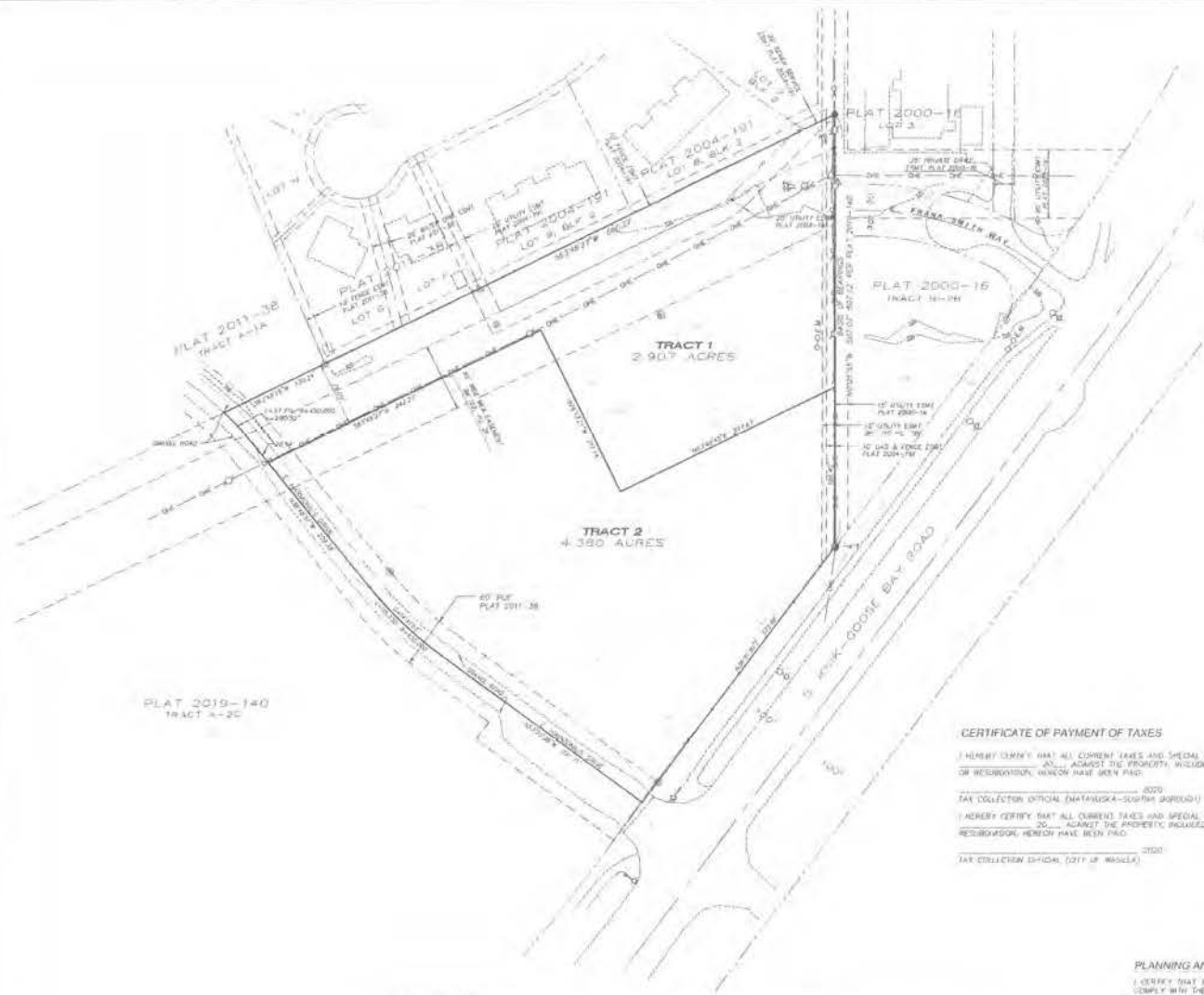
Phase 2 and 3 will commence with funding is available and is warranted by demand. With this in mind, it is expected that Phase 2 will begin construction in 2021 and completed in 2022 and Phase 3 will commence in 2023 and be completed in 2024.

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CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT I HEREBY ACCEPT THE PLAN OF SUBDIVISION BY MY THIS CONSENT.

VALLEY HOSPITAL ROOM 300
 779 W. CRUISEY ST. STE. 400
 WAGLA, AL 36954

DATE

LEGEND

—○—	LUMBER
—○—	ELECTRIC M/H/F
—○—	UNCLIP PIPE
—○—	20" AIRCURE
—○—	OVERHEAD UTILITY LINE
—○—	TELEPHONE POSTAL
—○—	24" WATER
—○—	WATER LINE PER DESIGN PLAN
—○—	WATER ALI
—○—	1" ATENAR WITH RED CLASSIC CAP PER PLAT 2010-180
—○—	2" ATENAR WITH RED CLASSIC CAP PER PLAT 2010-180
—○—	2" ATENAR
—○—	2" ATENAR WITH RED CLASSIC CAP PER PLAT 2010-180
—○—	FINISHED SURFACE
—○—	CONCRETE ESTIMATE 12" CITY INTERVAL
—○—	WELL CASING

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH OR AGAINST THE PROPERTY, INCLUDING IN-THE-SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH)

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH OR AGAINST THE PROPERTY, INCLUDING IN-THE-SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (CITY OF WAGLA)

GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS REGARDING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN IN THE FOOT ARE TO THAT FOOT (IN 30" X 30").
3. NO SEWERAGE WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LEGITIMATELY CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALABAMA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH COVERS THESE SYSTEMS.
4. THERE EXISTS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES GRANTED TO MATANUSKA ELECTRIC ASSOCIATION RECORDED 15/08/1986 AT BOOK 8 PAGE 227.
5. THERE EXISTS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES GRANTED TO MATANUSKA TELEPHONE ASSOCIATION RECORDED 12/05/1976 AT BOOK 148 PAGE 810.

SURVEYORS CERTIFICATE
 I, ANTHONY VITIANA, L.S. 2020, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THE PLAT ACCURATELY REPRESENT AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER 2018-01-01, DATED 02-01-2018, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PLANNING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALABAMA, ON APRIL 13, 2018.

PLANNING AND LAND USE DIRECTOR

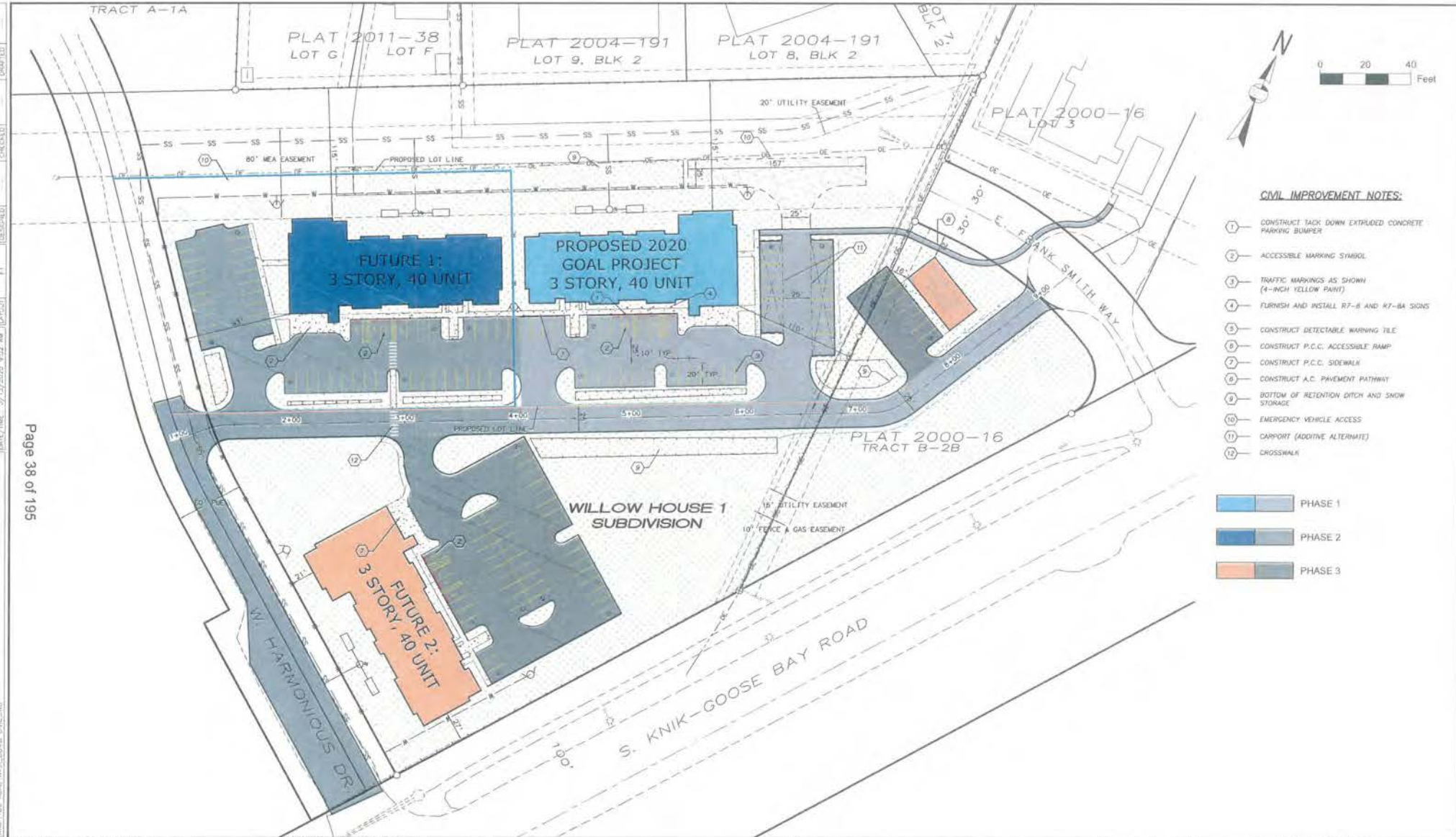
ATTEND:

PLATTING CLERK

Preliminary Plat of
**Willow House 1 Subdivision,
 Tracts 1 & 2**
 A Subdivision of:
 Plat 4-20, and Plat 2010-160, located in Section 16, Township 17 North, Range 1 West, Social Security Range Recording District, Mobile
 Containing 7.25 acres, more or less.

For Map No. 402
 Date: 12-20-2017
 Drawn by: C. G. G. G.
 15/08/2017
 Date: 3/3/2018
 MSB Case No. 402
 SHEET: 1 of 1

Page 38 of 195



CIVIL IMPROVEMENT NOTES:

- ① CONSTRUCT TACK DOWN EXTRUDED CONCRETE PARKING BUMPER
- ② ACCESSIBLE MARKING SYMBOL
- ③ TRAFFIC MARKINGS AS SHOWN (4-INCH YELLOW PAINT)
- ④ FURNISH AND INSTALL R7-B AND R7-BA SIGNS
- ⑤ CONSTRUCT DETECTABLE WARNING TILE
- ⑥ CONSTRUCT P.C.C. ACCESSIBLE RAMP
- ⑦ CONSTRUCT P.C.C. SIDEWALK
- ⑧ CONSTRUCT A.C. PAVEMENT PATHWAY
- ⑨ BOTTOM OF RETENTION DITCH AND SNOW STORAGE
- ⑩ EMERGENCY VEHICLE ACCESS
- ⑪ CARPORT (ADDITIVE ALTERNATE)
- ⑫ CROSSWALK

	PHASE 1
	PHASE 2
	PHASE 3

THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.

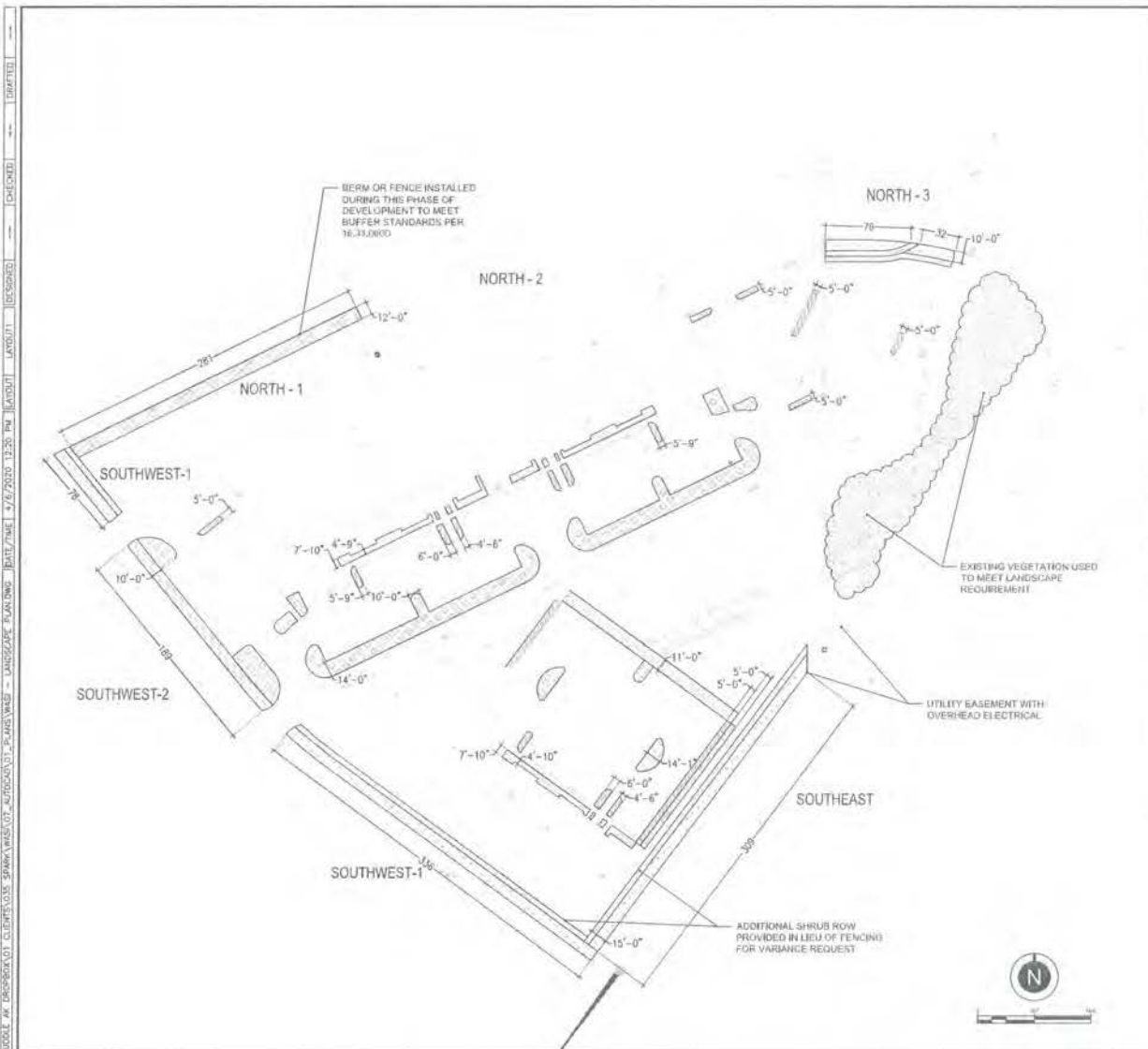
IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.

FILE, SIZE SCALE

NO.	DATE	DESCRIPTION	BY

DATE/TIME: 3/17/2020 11:02 AM
 CHECKED: []
 DESIGNED: []
 DRAWN: []
 FILE: \\WAS\cadd\1301\1301_S_CENTURY_CIRCLE_WASILLA.ak.dwg

	<p style="text-align: center;">WASILLA AREA SENIORS, INC</p> <p style="text-align: center;">1301 S. CENTURY CIRCLE WASILLA, AK 99654 (907) 378-3104</p>		<p>WASILLA AREA SENIORS, INC WASILLA, ALASKA</p> <p>CIVIL SITE & UTILITY IMPROVEMENTS</p> <p>WILLOW HOUSE 1 OVERALL SITE PLAN</p>
	OWNER		CONSULTANT



TITLE 16 LANDSCAPE ANALYSIS						
	NORTH-1	NORTH-2	NORTH-3	SOUTHEAST	SOUTHWEST-1	SOUTHWEST-2
USE ZONE	SINGLE FAM. (& VACANT) MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	E FRANK SMITH WAY R.O.W.	S KNK-GOOSE BAY RD R.O.W.	W HARMONIOUS DR R.O.W.	W HARMONIOUS DR R.O.W.
TYPE OF LANDSCAPE REQ'D	16.33.060.D TYPE A BUFFER	N/A	16.33.060.A SITE PERIMETER	16.33.060.A SITE PERIMETER	16.33.060.A SITE PERIMETER	16.33.060.S.4 PARKING LOT PERIMETER
LINEAR FOOTAGE	281 LF	-	308 LF	309 LF	414 LF	189 LF
LANDSCAPE BED WIDTH REQ'D	12 LF	-	10 LF	10 LF	10 LF	10 LF
REQ'D TREES	8	-	4	10	14	6
REQ'D SHRUBS	28	-	100'2 = 22	100'2 = 62	100'2 = 83	100'2 = 36 AND HEDGE
REQ'D PERENNIALS	N/A	-	100'16 = 173	100'16 = 494	100'16 = 652	100'16 = 269
REQ'D FENCING	BERM OR FENCE PER CODE	-	DECORATIVE FENCE PANELS	DECORATIVE FENCE PANELS	DECORATIVE FENCE PANELS	-
PROPOSED VARIANCES	-	-	INSTEAD OF REQ'D FENCE PANELS ADD SHRUB ROW	INSTEAD OF REQ'D FENCE PANELS ADD SHRUB ROW	INSTEAD OF REQ'D FENCE PANELS ADD SHRUB ROW	-

LEGEND		
SYMBOL	AREATYPE	CODE REFERENCE
[Pattern]	SITE PERIMETER	16.33.060.A
[Pattern]	PARKING ROW TERMINATIONS	16.33.060.S.5
[Pattern]	PARKING LOT INTERIOR	16.33.060.S.1
[Pattern]	PARKING LOT PERIMETER	16.33.060.S.4
[Pattern]	TYPE A BUFFER	16.33.060.D
[Pattern]	ADDITIONAL BEDS TO MEET MIN. LOT COVERAGE	16.33.060.A

ADDITIONAL LANDSCAPE REQUIREMENTS:

16.33.050.A MINIMUM LOT COVERAGE
 MINIMUM LOT AREA TO BE LANDSCAPED, A MINIMUM OF 15 PERCENT OF THE TOTAL LOT AREA MUST BE COVERED WITH LANDSCAPING. THE PLANTING OF GRASS AND ANNUAL FLOWERS ALONE DOES NOT CONSTITUTE LANDSCAPING IN THE CONTEXT OF THIS CHAPTER.

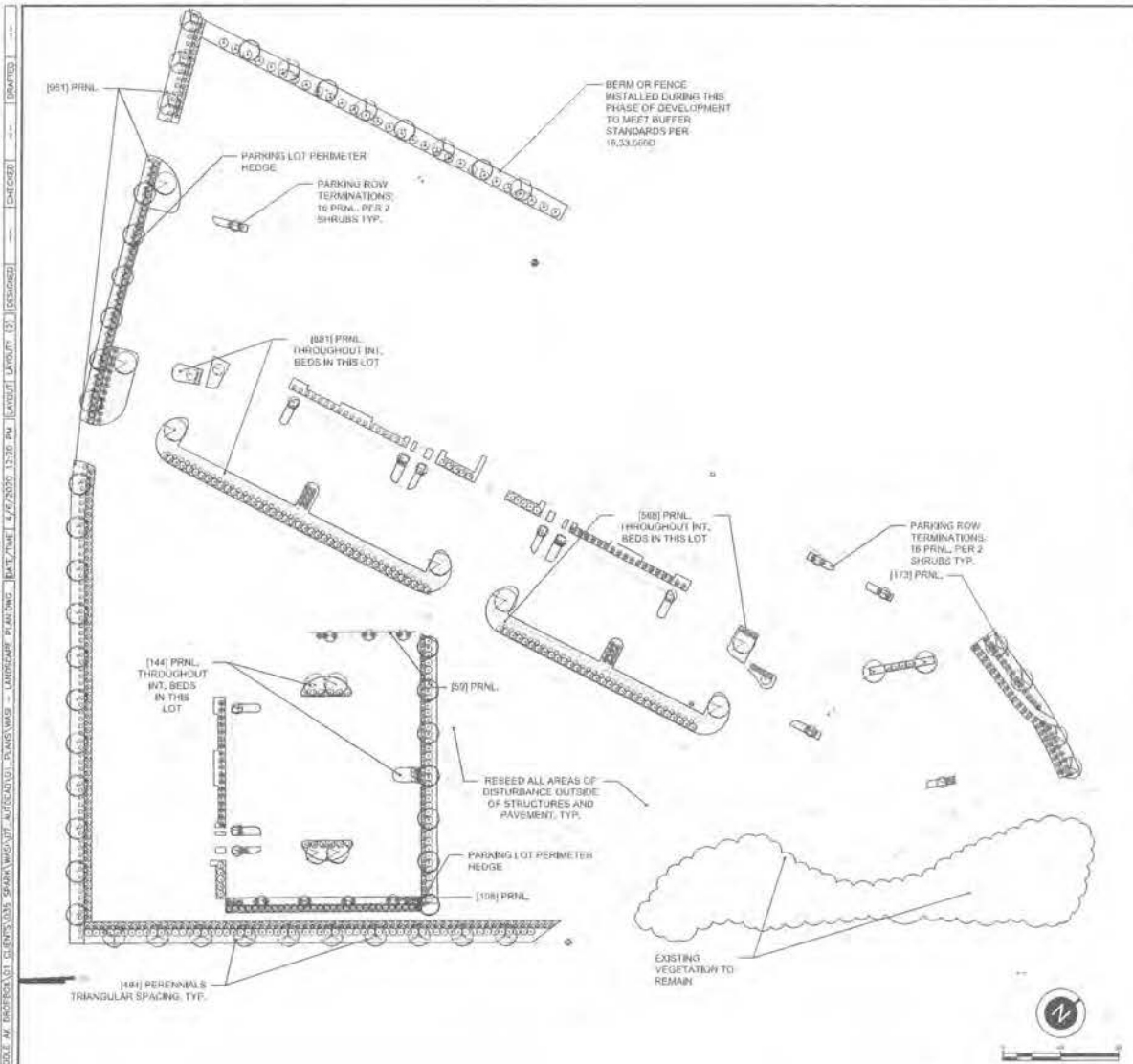
- LOT SIZE = 341,163 SF
- REQUIRED 15% = 51,179 SF
- PROVIDED = 51,253 SF

16.33.050.A PARKING LOT INTERIOR

- PARKING LOT AREA = 87,181 SF
- 15% INTERIOR = 10,919 SF
- PROVIDED = 10,339 SF
- REQ'D TREES = 14
- REQ'D SHRUBS = 202
- REQ'D PERENNIALS = 1613

VERIFY SCALE		THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.		IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.		FULL SIZE SCALE	
DATA	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE
BASIC							
TOPOGRAPHY							
PROFILE							
SANITARY SEWER							
STORM SEWER							
WATER							
GIS							
PLAN		CHECK		REVISORS			

 221 SOUTH 10TH ANCHORAGE, ALASKA 99501 PHONE: 907.223.0739 WWW.HUDDLE.COM 501 E.A. AEDS 1811	CONSULTANT	SEAL	WASILLA AREA SENIORS, INC. WASILLA, ALASKA	
			LANDSCAPE CODE SHEET	
1/8" = 1' SCALE 1/4" = 1' SCALE	DATE: 4/8/2025	SHEET		



QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES: COMPACT						
4	[Symbol]	FREMA CERRIA	WOODS TWIN BIRCH	17' H, 3" DBH	AS SHOWN	FURNISH 868
TREES: SHADE & FLOWERING						
24	[Symbol]	BETULA Papyrifera (MA 7-15' H)	WHITE PAPER BIRCH	SEE NOTE 1	AS SHOWN	FURNISH 848
15	[Symbol]	DECORAH ACUTIFLORAE	DEERHAI HORNED MAPLE	SEE NOTE 1	AS SHOWN	FURNISH 848
2'	[Symbol]	POPULUS TREMULOIDES	QUAKING ASPEN	SEE NOTE 2	AS SHOWN	FURNISH 868
24	[Symbol]	POPULUS TREMULOIDES ERRECTA	COLUMNAR QUAKING ASPEN	SEE NOTE 1	AS SHOWN	FURNISH 848
SHRUBS						
17	[Symbol]	COTONNEASTER LUCIDA	HEDGE COTONNEASTER			
104	[Symbol]	VERONICA BILOBIATA MALEY COMPACT	MALEY COMPACT CHERRYBERRY	24" H	AS SHOWN	FURNISH CONTAINER
96	[Symbol]	SYMBIA ALEXIS MALEY	CROWN CHERRY MALEY	24" H	AS SHOWN	FURNISH CONTAINER
24	[Symbol]	CORNUS ALBA VARIETA VARIEGATA	VARIEGATED BURNING BUSHWOOD	24" H	AS SHOWN	FURNISH CONTAINER
73	[Symbol]	SPIREAE JAPONICA GOLDFLAME	GOLD FLAME SPIREA	24" H	AS SHOWN	FURNISH CONTAINER
24	[Symbol]	SPIREAE RETICULATA TURBIDA	GLOW SPIR BUCKLEAF SPIREA	24" H	AS SHOWN	FURNISH CONTAINER
118	[Symbol]	SPIREAE BELLIFLOIA 'COLUMBID' (P2750)	PINK SPARKLER BUCKLEAF SPIREA	24" H	AS SHOWN	FURNISH CONTAINER
144	[Symbol]	ROSA ACICULARIS	ROSE Y ROSE	24" H	AS SHOWN	FURNISH CONTAINER
PERENNIALS						
364	[Symbol]	IRS SETOOSA VAR. ARCTICA	SPRAY ARCTIC BIRD	4" FERT.		
	[Symbol]	IRIS FAUMBERGII	COMMON GARDEN	4" FERT.		
	[Symbol]	HEMODOCILLUS STELLA DE GIRD	STELLA DE GIRD DAVEY	4" CONT.		STRAWBERRY SPACING TO MEET QUANTITY REQUIREMENTS FURNISH CONTAINER TYP.
	[Symbol]	LEUCANTHEMUM SUPERBUM	ALASKA SHASTA DANDY	4" CONT.		
	[Symbol]	HAPLOPHYSALLIS SPRING EVER RED	SPRING EVER RED POPPY	4" FERT.		
SEEDS						
SCHEDULE A: SEEDS		SYMBOL	SCIENTIFIC NAME	COMMON NAME	% BY WEIGHT	NOTES
N/A ALL AREAS OF DISTURBANCE OUTSIDE OF PLANTING BEDS, PAVEMENT, AND STRUCTURES SHALL BE RESEED						
	[Symbol]	LOLIUM MULTIFLORUM	MARSH HYDRASS	10%		SEED APPLICATION RATE: 10 LBS PER 1000 SQ FT
	[Symbol]	POA PRATENSIS VARIETA VARIATA	HELVETIC BLUEGRASS	20%		SEED APPLICATION RATE: 10 LBS PER 1000 SQ FT
	[Symbol]	POA PRATENSIS	COMMON BLUEGRASS	20%		SEED APPLICATION RATE: 10 LBS PER 1000 SQ FT
	[Symbol]	FESTUCA RUBRA BRIZAL	BIRDGRASS	40%		SEED APPLICATION RATE: 10 LBS PER 1000 SQ FT

- NOTES:
- SEE CIVIL SHEETS FOR UTILITY AND EASEMENT NOTES.
 - ALL LANDSCAPE BEDS TO RECEIVE TOPSOIL AT 15-INCH DEPTH AND 3" DEPTH MOUND ON THE SURFACE.
 - ALL SEEDING AREAS TO RECEIVE TOPSOIL 4" DEPTH.
 - ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANNI 2012 LATEST EDITION.
 - CONTRACTOR SHALL THE USUAL DISTANCE TO VERIFY UNDERGROUND UTILITIES AS REQUIRED BY LOCAL JURISDICTION.
 - INSTALL WOOL FIBER ELEC. FENCE AROUND ALL NEW BEDS TO BE 10-25 BRASS BILLY POLY DRAIN PLAN (BAG) SAND 10" HIGH (2" DIA) OR EQUIVALENT PERMITS.
 - TREES MUST BE A MINIMUM OF 2 INCHES IN CALIPER OR 10 FEET TALL, WHICH EVER IS LARGER AT TIME OF PLANTING, NOTE THAT THE TREE SIZE MUST MEET THE CALIPER TO 1 1/2" AND MAX. HEIGHTS BE RECOMMENDED BY THE TREE 2012 STANDARDS.

VERIFY SCALE				THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.		IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.		FULL SIZE SCALE		
NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS	NO.	DATE	BY
1										

HUDDLE
LANDSCAPE ARCHITECTS
1000 W. 10TH AVE., SUITE 100
WASILLA, ALASKA 99587
(907) 555-3333
WWW.HUDDLE.COM

WASILLA AREA SENIORS, INC.
WASILLA, ALASKA

LANDSCAPE PLAN

SCALE:	DATE:	SHEET:
1" = 20'	4/9/2020	

**WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA**

FLOOR PLANS

03.13.2020

Page 42 of 195

- 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



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA

FLOOR PLANS

03.13.2020

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

1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



**WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA**

FLOOR PLANS

03.13.2020

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

1 FLOOR PLAN - LEVEL3
1/8" = 1'-0"



**WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA**

ELEVATIONS

03.13.2020

Page 45 of 195



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND

- 
 MP1
 METAL SPAN 20 GA T16-D 3" REVERSED BOX RB EXPOSED FASTENER
 VERTICAL INSTALLATION
 COLOR: CHARCOAL
- 
 PUP1 - 4" WIDE PANELS: JOINT LAYOUT PER EXTERIOR ELEVATIONS
 MFG. STONEWOOD FIBERESH
 COLOR: BRUNNELL OAK
- 
 TEUW2
 MFG. LP SMART SDR (STRAND)
 SMOOTH FINISH LAP 3/4 81
 COLOR: ONLINE (SW 7072)
- 
 GUARDRAIL: PAINT TO MATCH ACCENT COLOR

**WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA**

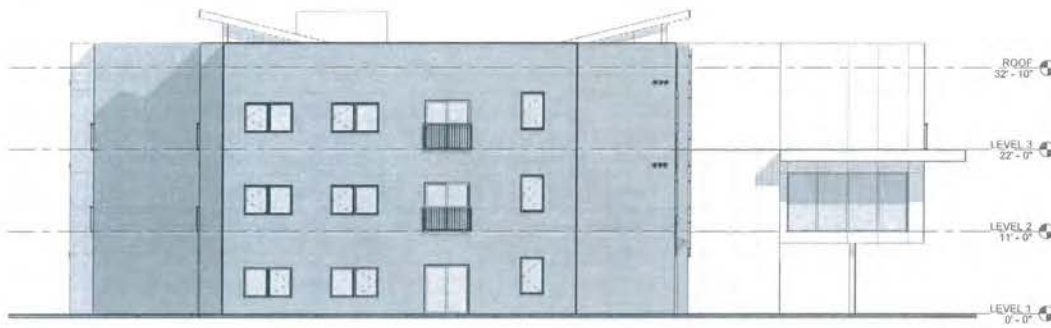
ELEVATIONS

03.13.2020

Page 46 of 195



1 SOUTH ELEVATION
18' x 112'



2 WEST ELEVATION
18' x 112'

EXTERIOR ELEVATION LEGEND

- 
 MPI
 METAL SPAN; 20 GA T14-02 8" REVERSED BOARDS EXPOSED FASTENER
 VERTICAL INSTALLATION
 COLOR: CHARCOAL
- 
 PLP1 - 4" WIDE PANELS, JOINT LAYOUT PER EXTERIOR ELEVATIONS
 MFD: STONEWOOD FIBRESYN
 COLOR: NEWBELL OAK
- 
 TEVG
 MFD: LP SHAMIT SIDE (STRAND)
 SMOOTH FINISH LAP 5/8 IN.
 COLOR: OYAKNE (SW 7072)
- 
 GUARDRAIL, PAINT TO MATCH ACCENT COLOR

WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA

RENDERINGS

03.13.2020



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

PAGE

INTENTIONALLY

LEFT

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CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 20 day of March, 20 20, I mailed 133 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # PUD 20-01 (\$66.50=mailing)

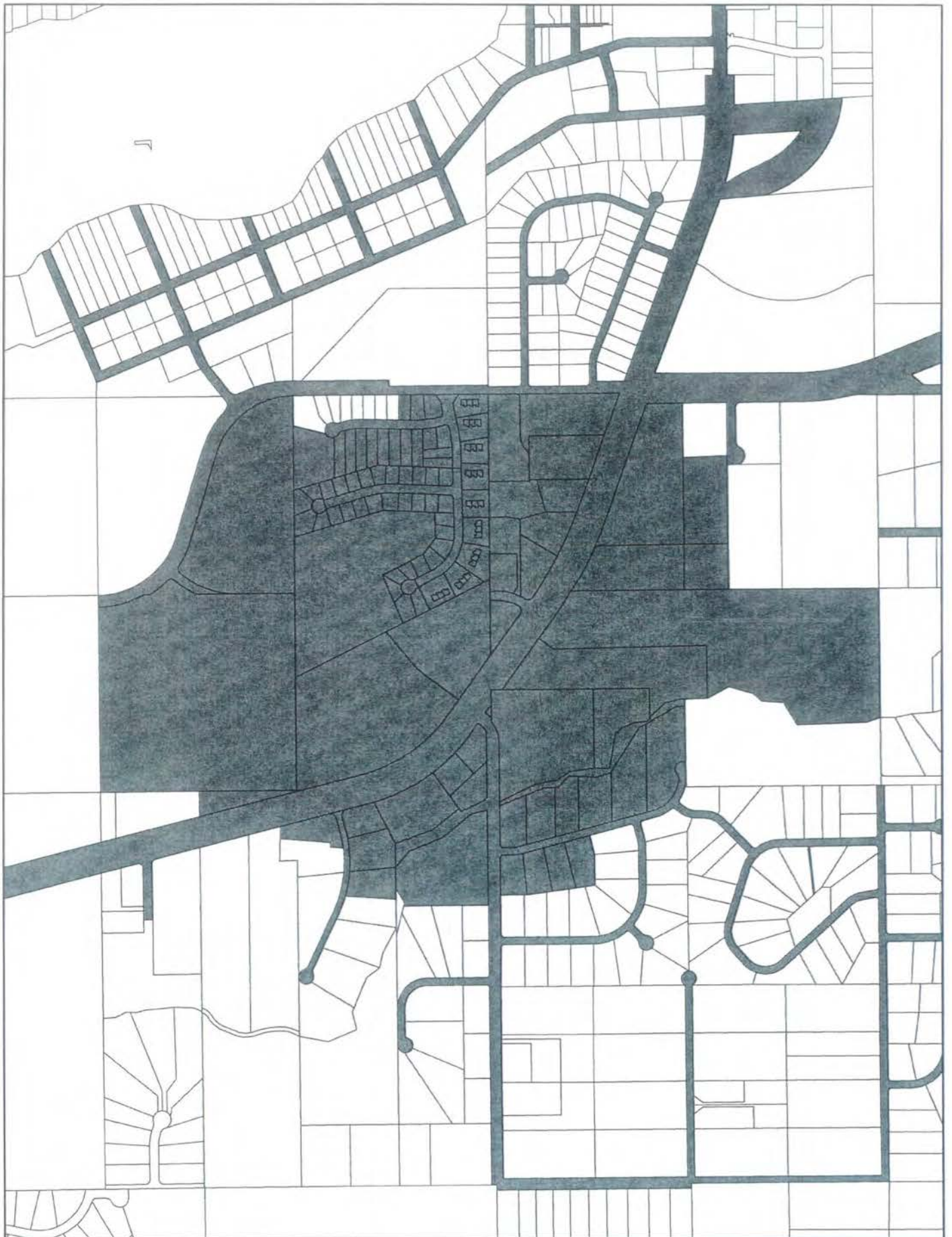
Residents within 1,200'	<u>107</u>
Review Agencies	<u>22</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>140</u>

DATED at Wasilla, Alaska, March 20, 20 20.

CITY OF WASILLA

Tahirih Revet
TAHIRIH REVET
Planning Clerk

Attest:
Tina Crawford
TINA CRAWFORD
City Planner



**NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-**

DATE: March 20, 2020 **CASE:** PUD 20-01
APPLICANT(S): Wasilla Area Seniors, Inc.
OWNER(S): Wasilla Area Seniors, Inc. and Valley Hospital Association, Inc.
REQUEST: Approval of a Planned Unit Development (PUD) to expand the existing 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. The development will be on Tract B-2B, Susitna Place RSB Subdivision and Tract A-2B, Center Point Phase 4 RSB Subdivision are located on the north side of S. Knik-Goose Bay Rd between E. Frank Smith Way and W. Harmonious Drive.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **April 14, 2020 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before April 6, 2020 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: _____



**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**

FIRST CLASS

PUBLIC NOTICE

PUD #20-01
MSB Map #WA 11 & WA 12
T17N, R01W, Sec. 15 & 16



SCALE IN FEET

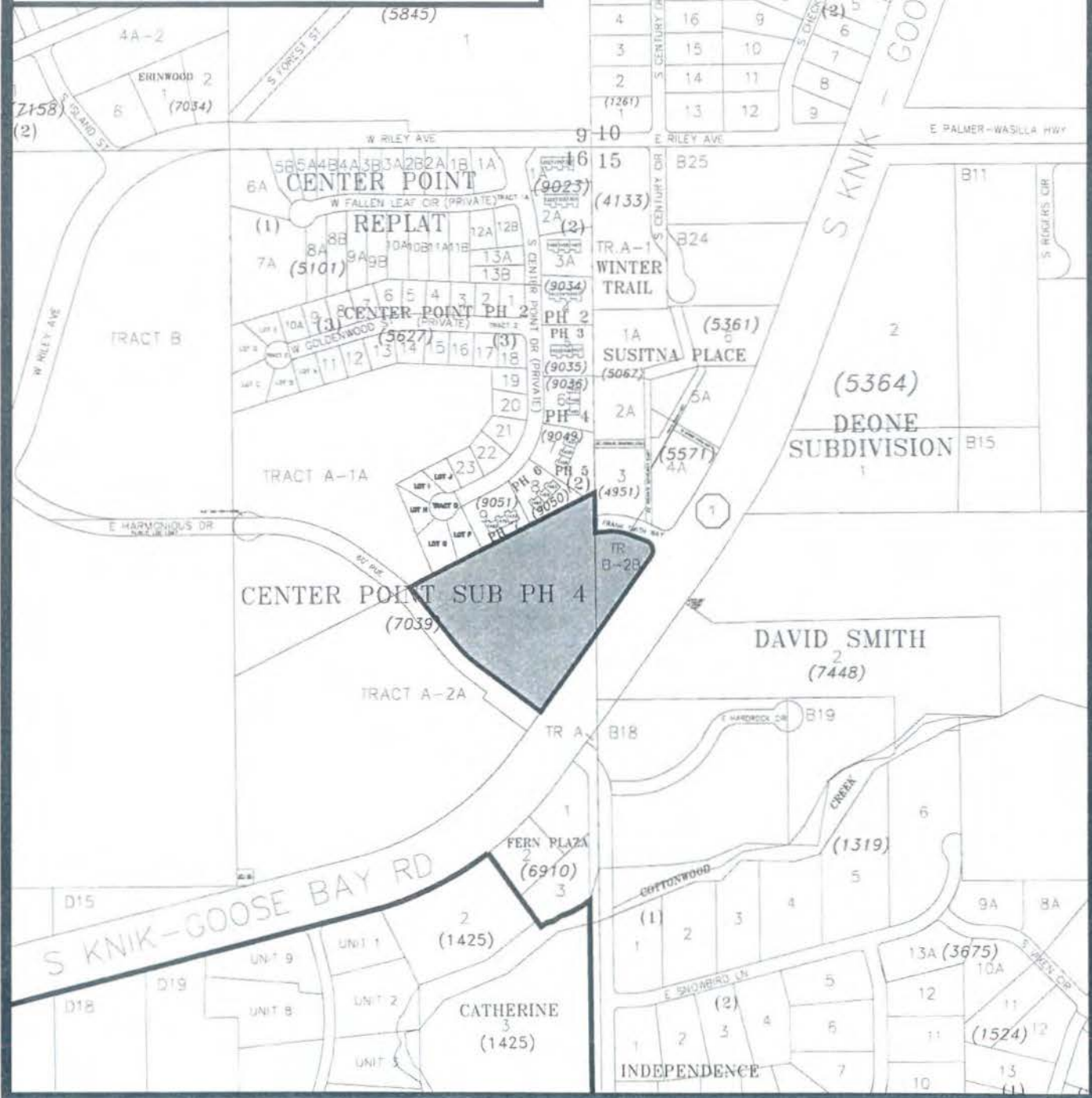


0 500



**SUBJECT
PROPERTY**

City of Wasilla/Planning - 03-19-20



17N01W16D015
ADOLF JEFFERY A & RUTH I
PO BOX 877284
WASILLA, AK 99687-7284

5571000L004A
ALDER VIEW SENIOR HSG LTD
PRTNRSH
1301 S CENTURY CIR
%WASILLA AREA SENIORS INC
WASILLA, AK 99654-8520

5627B03L015
BABCOCK LAURENCE & HARRIET
250 W GOLDENWOOD ST
WASILLA, AK 99654

5627B03L023
BATEY RONILEE DEC TR TRE
HINSON-WALLEY DOROTHY TR
HINSON-WALLEY D
1480 S CENTER POINT DR
WASILLA, AK 99654

1425000L003
BRABB MILTON O & KAREN L
1900 S FERN ST
WASILLA, AK 99654

9023000U1203
BUNKER ASHLEY N
PO BOX 871942
WASILLA, AK 99687-1942

5101B01L012B
BURKE RYAN P
150 W FALLEN LEAF CIR
WASILLA, AK 99654

7039000L00G
CARTER BRADEN & CAPRICE
1501 S CENTER POINT DR
WASILLA, AK 99654

9023000U1407
CHERNIK KRIS A
PO BOX 870997
WASILLA, AK 99687-0997

5101B01L009B
DILLEY GLENN C & SUZAN A
350 W FALLEN LEAF CIR
WASILLA, AK 99654

4133000T00A-1
AK PRESERVATION CHINNORTH
LTD PRTNRSH
520 PIKE ST
STE 1010
SEATTLE, WA 98101

9034000U1415
ASHMUN CHARLES W
1415 S CENTER POINT DR
WASILLA, AK 99654

5101B01L013B
BANKS BROOKS H
2521 E MTN VILLAGE DR
STE B PMB 549
WASILLA, AK 99654

5627B03L001
BITZER JAMES & KELLY LVG TR
BITZER JAMES A & KELLY H TRE
355 DALEWOOD DR
ORINDA, CA 94563

1319B01L003
BRATLEY MICHAEL JAMES
BRATLEY BRENDA LEE
181 E SNOWBIRD LN
WASILLA, AK 99654

9051000U1473
BURDA DARWIN L & MARILYN K
1473 S CENTER POINT DR
WASILLA, AK 99654-7994

9023000U1205
CARLSON JOEL E & CLARA E
PO BOX 670488
CHUGIAK, AK 99567-0488

5627000T002
CENTER POINT SUBDIVISION
HOMEOWNERS ASSN
125 W EVERGREEN AVE #201
PALMER, AK 99645

5627B03L019
COLLINS JANET M
1430 S CENTERPOINT DR
WASILLA, AK 99654-7994

9050000U1463
DILLIVAN JULIE
1463 S CENTER POINT DR
WASILLA, AK 99654

17N01W15B025
ALASKA HSG FINANCE CORP
PO BOX 101020
ANCHORAGE, AK 99510-1020

7039000L00J
ATKINS DONALD S & CALISTA M
1490 S CENTER POINT DR
WASILLA, AK 99654-7994

9023000U1305
BARKER MARIE T
1305 S CENTER POINT DR
WASILLA, AK 99654

6910000L003
BLAKE RICHARD W
5282 E SILO CIR
WASILLA, AK 99654

5101B01L010B
BREEN DARLENE
280 W FALLEN LEAF CIR
WASILLA, AK 99654-7993

7039000L00H
BURKE DONNA M
1510 S CENTER POINT DR
WASILLA, AK 99654

5101B01L002A
CARNEY PATRICK JAMES
9551 N MOOSE MEADOW RD
WASILLA, AK 99654

5101000T001A
CENTER PT HOMEOWNERS ASSC
1365 E PARKS HWY
STE 205
WASILLA, AK 99654-8284

5627B03L008
CROWDER RYAN B & CAROLYN J
PO BOX 876661
WASILLA, AK 99687-6661

9023000U1303
DONOHO JACQUELYN ANN
1303 S CENTER POINT DR
WASILLA, AK 99654

9049000U1451
EDWARDS JERRY P
4100 E RUTH DR
WASILLA, AK 99654-7541

1425000L002
FLECKENSTEIN DAN & SANDRA
1701 S KNIK GOOSE BAY RD
WASILLA, AK 99654

1319B01L006
FLETCHER 2018 FAMILY TR
PO BOX 870184
WASILLA, AK 99687

17N01W15B019
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5364000L002
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13135 OLD GLENN HWY
STE 210
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9051000U1475
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7039000L00D
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9034000U1417
HARP JOHN A
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5101B01L009A
HARRIS HUBERT L & OLIVIA O
400 W FALLEN LEAF
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5101B01L011B
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7039000L00B
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5627B03L013
HESS JAMES M & KATHLEEN M
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5627B03L004
HOLMBERG FREDERICK E SR
HOLMBERG JANET F
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WASILLA, AK 99654

7039000L00A
HU HSING WEN & CHEN JUI MEI
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5627B03L006
HUMINSKI BENJAMIN W & ALICIA N
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9036000U1441
JALLEN LORRAINE I
PO BOX 875337
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7039000L010A
JOHNSON LEWIS T & CHRISTINE M
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9023000U1307
JORGENSEN WAYNE J & PHYLLIS E
1307 S CENTER POINT DR
WASILLA, AK 99654-7992

9036000U1439
KEULER DONALD C
1439 S CENTER POINT DR
WASILLA, AK 99654-7994

5101B01L001A
KINCAID KIMBERLY A
175 W FALLEN LEAF CIR
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9023000U1207
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1319B01L002
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1319B01L004
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7039000T00A-1A
LEGACY LLC
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COW Public Works Director
Archie Giddings

City Council

City Council

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

**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 --, 2020.

APPROVED:

ATTEST:

Eric Bushnell, Chair

Date

Tina Crawford, AICP, City Planner

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.***

Staff 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.***

Staff 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.***

Staff 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;***

Staff 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;***

Staff 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;***

Staff 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;***

Staff 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;***

Staff 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***

Staff 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.*

Staff 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.*

Staff 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.*

Staff 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.*

Staff 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.**

Staff 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.**

Staff 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).**

Staff 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.*

Staff 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.***

Staff 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.***

Staff 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.***

Staff 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;***

Staff 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;***

Staff 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;***

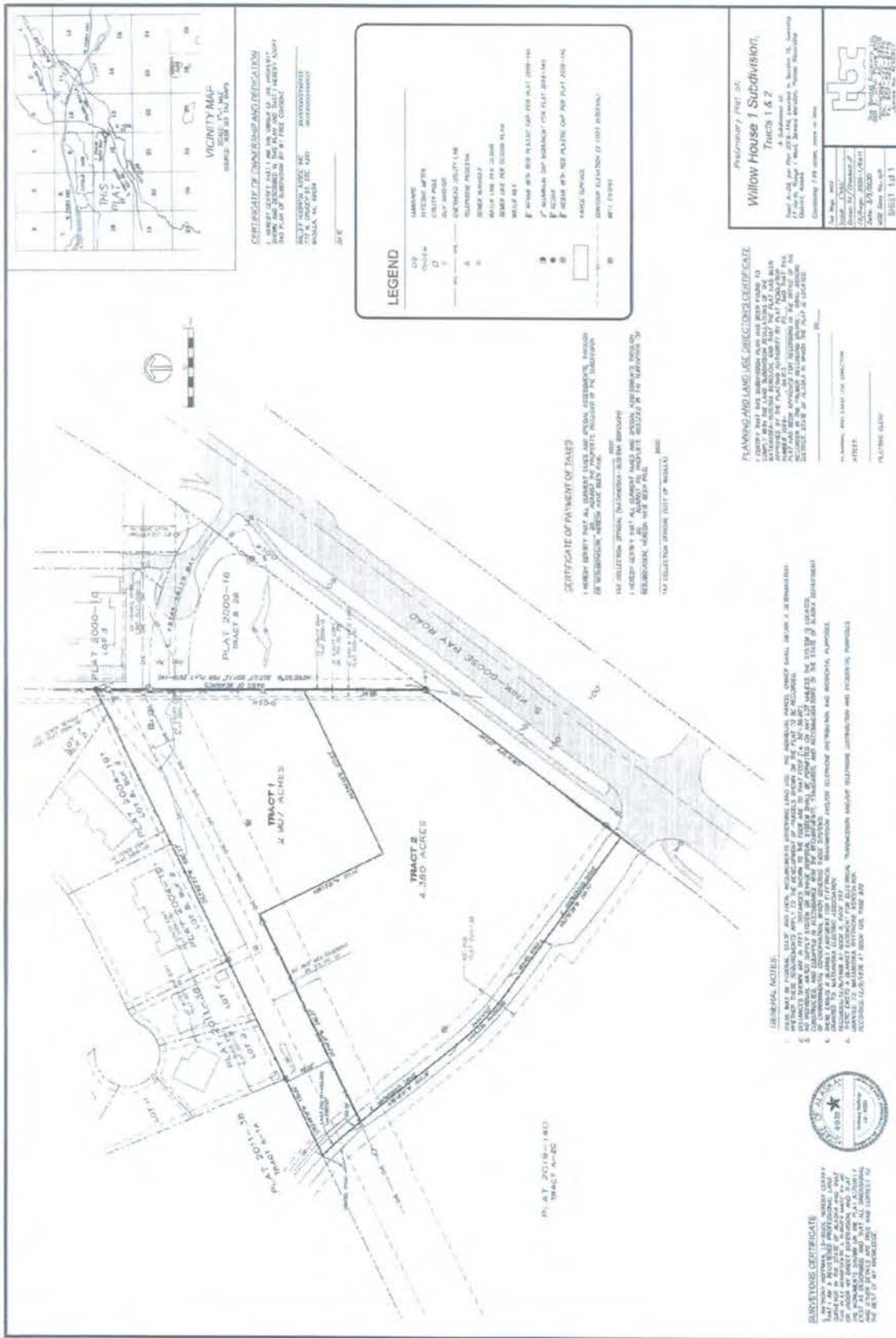
Staff Finding: The proposed development and phasing schedule provided by the application indicates the approximate dates for the beginning and completion of each phase.

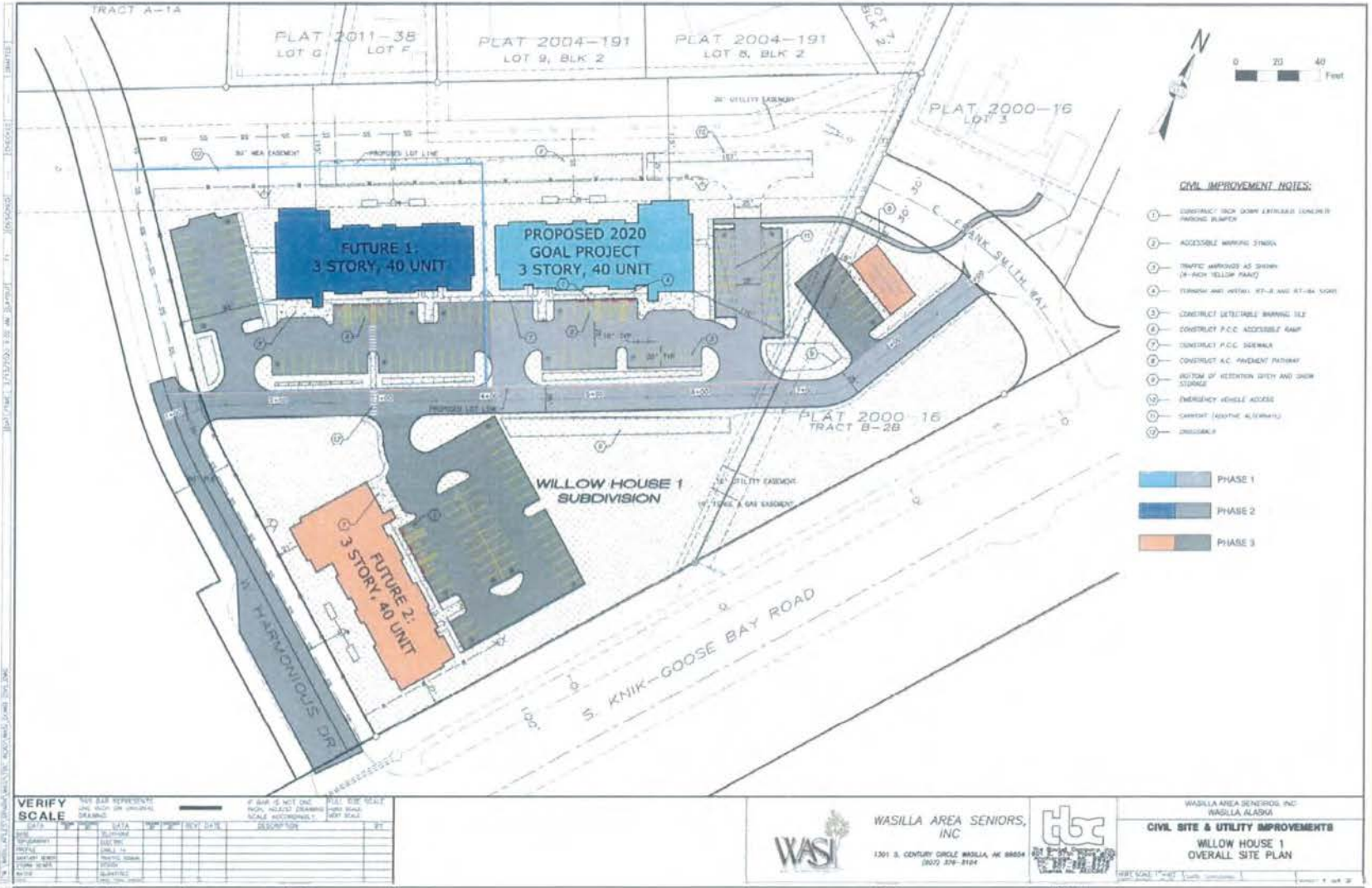
4. ***Quantitative data for the following: total number and type of dwelling units, proposed coverage of buildings, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings and other improvements, and any architectural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

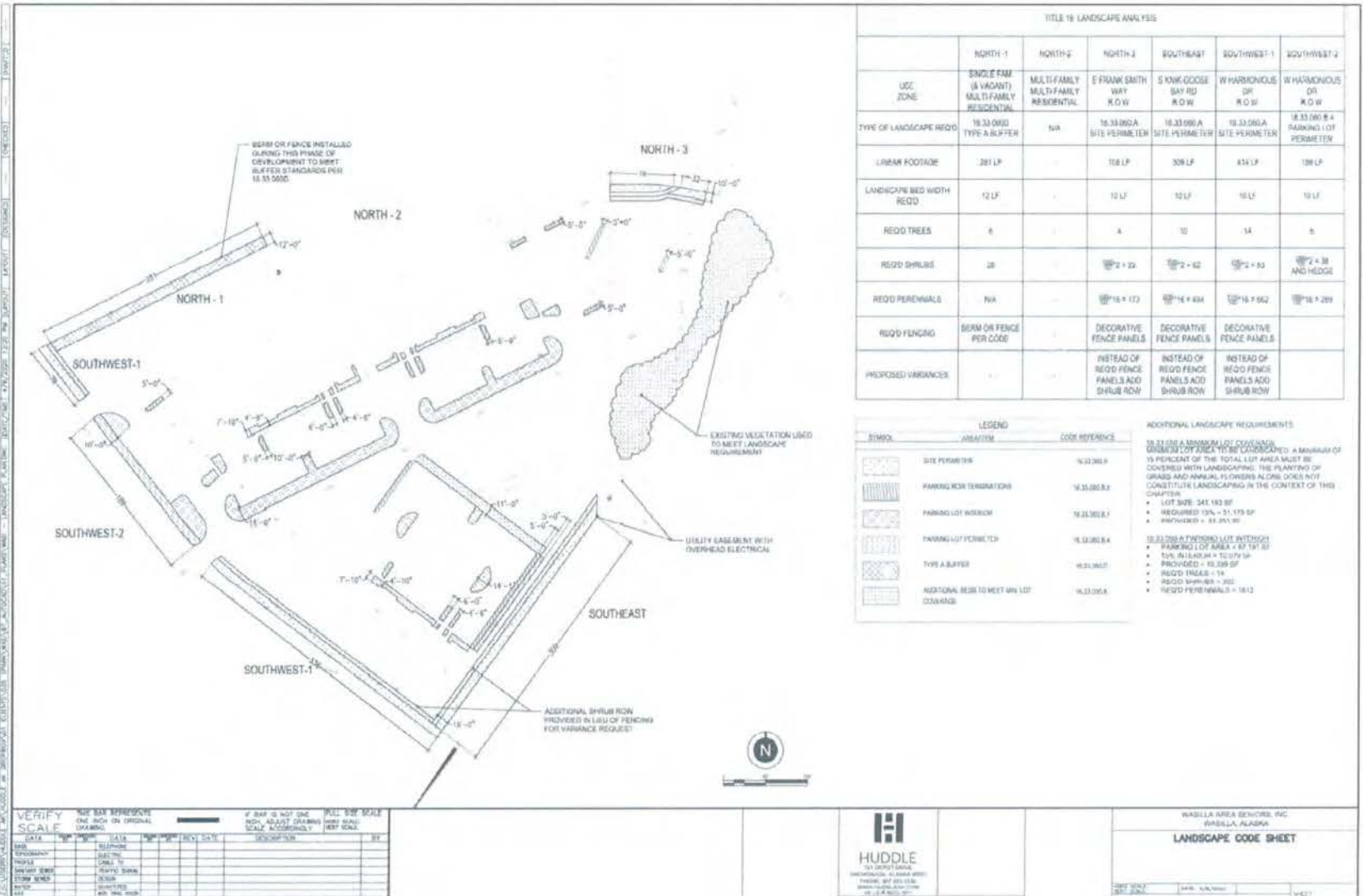
Staff Finding: The applicant provided the required quantitative data and architectural renderings.

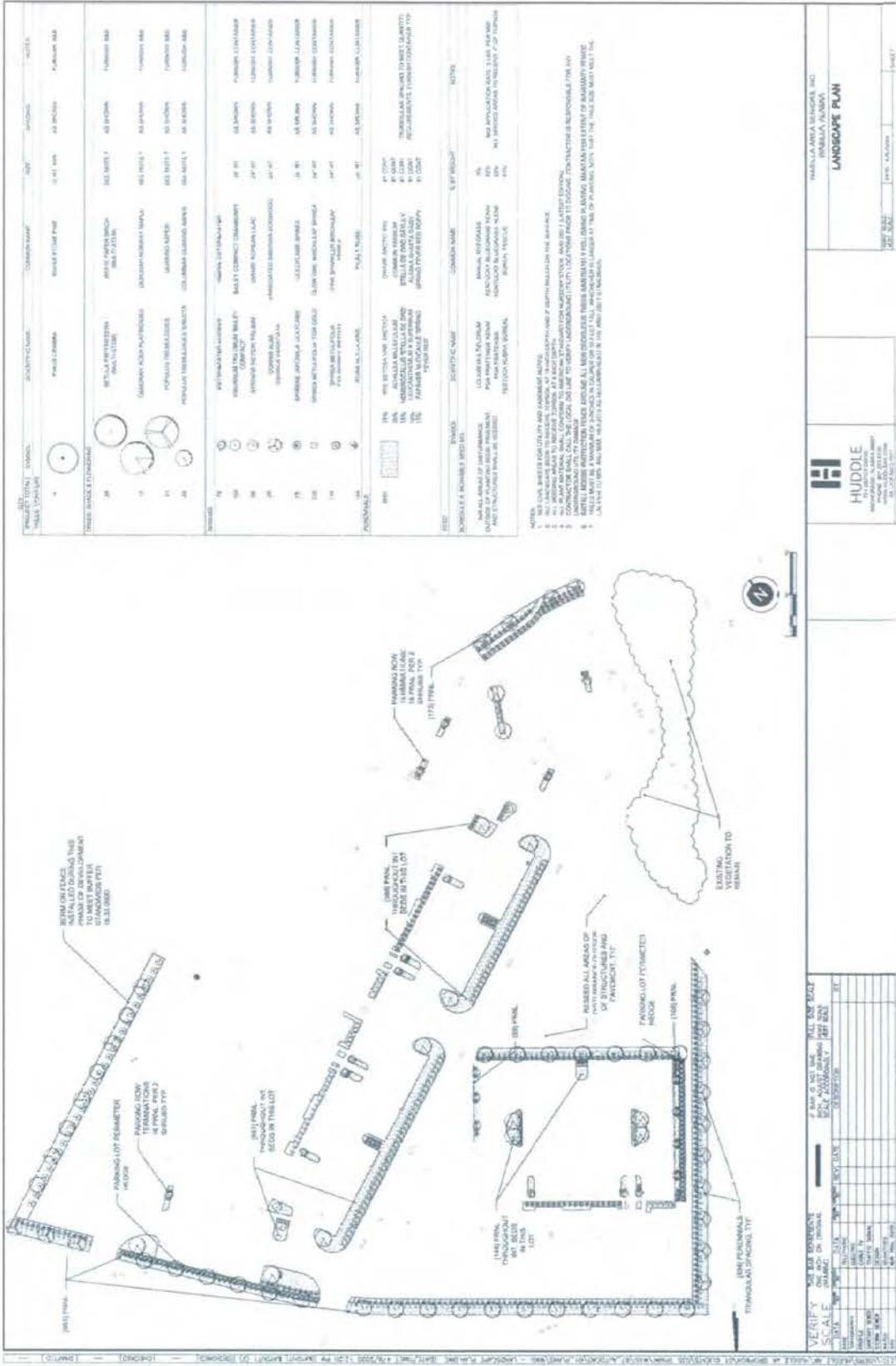
5. ***Any other material requested by the commission or the planner.***

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









SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	PLANTING SPECIFICATIONS		
2	PLANTING SPECIFICATIONS		
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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



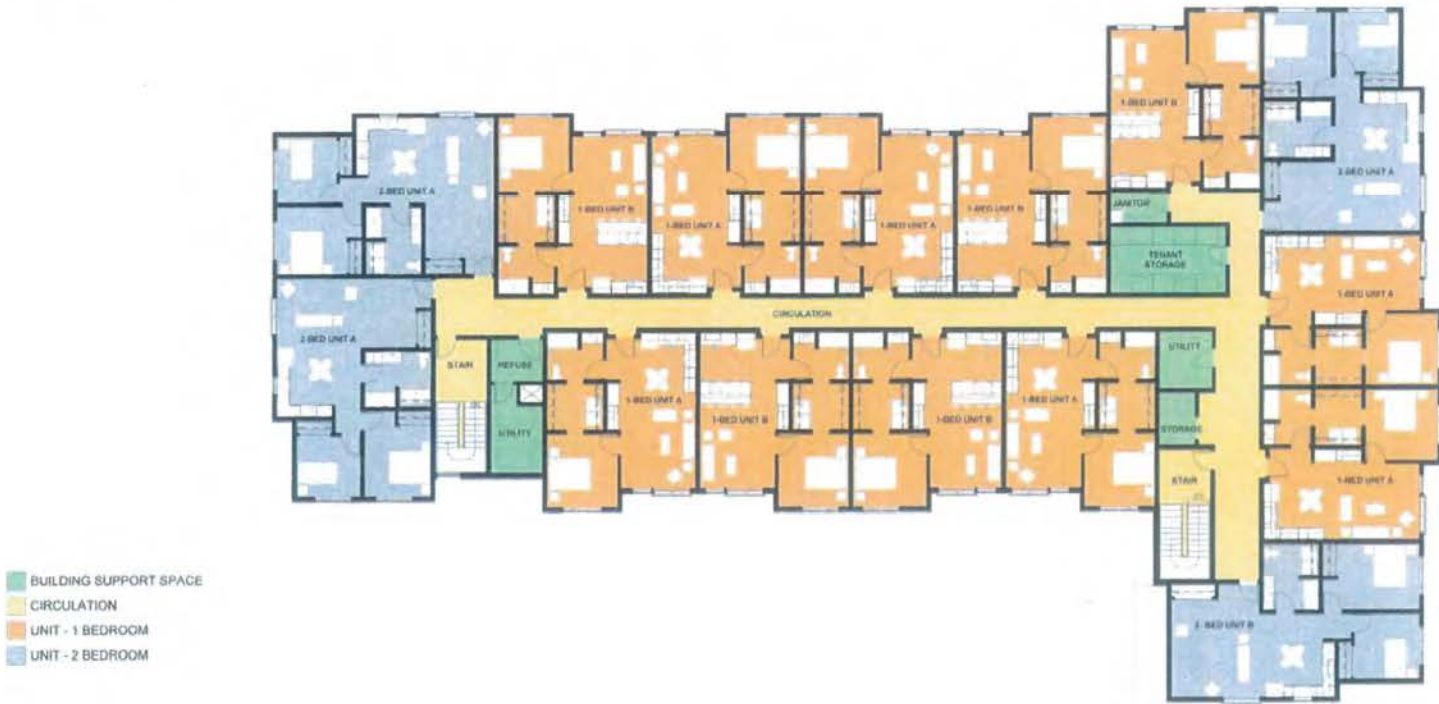
1 FLOOR PLAN - LEVEL 1

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WILLOW HOUSE SUBDIVISION WASILLA, ALASKA

FLOOR PLANS

03.13.2020



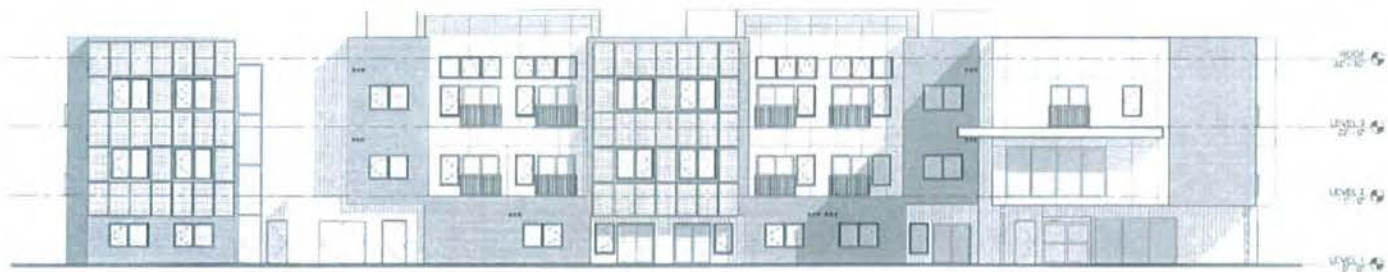
- BUILDING SUPPORT SPACE
- CIRCULATION
- UNIT - 1 BEDROOM
- UNIT - 2 BEDROOM

1 FLOOR PLAN - LEVEL 1

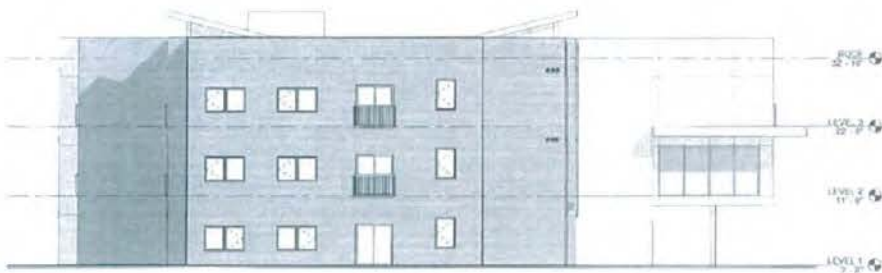


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WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
ELEVATIONS
03.13.2020



1 SOUTH ELEVATION
13'-0" x 11'-0"



2 WEST ELEVATION
13'-0" x 11'-0"

EXTERIOR ELEVATION LEGEND

- BRK
MET. BRK. GLASS CURTAIN WALL (PROCESSED IN-PAN BY WILLOW FACTORY)
VERTICAL MET. BRK. CURTAIN WALL
GLASS - TRANSPARENT
- WLD
MET. WOOD PANELING (CANTON PINE) (PROCESSED IN-PAN BY WILLOW FACTORY)
MET. WOOD PANELING (CANTON PINE) (PROCESSED IN-PAN BY WILLOW FACTORY)
GLASS - TRANSPARENT
- BRK
MET. BRK. GLASS CURTAIN WALL (PROCESSED IN-PAN BY WILLOW FACTORY)
VERTICAL MET. BRK. CURTAIN WALL
GLASS - TRANSPARENT
- BRK
MET. BRK. GLASS CURTAIN WALL (PROCESSED IN-PAN BY WILLOW FACTORY)
VERTICAL MET. BRK. CURTAIN WALL
GLASS - TRANSPARENT

WILLOW HOUSE SUBDIVISION
WASILLA, ALASKA
RENDERINGS
03.13.2020



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTH-EAST PERSPECTIVE

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