

By: Planning
Public Hearing: 12/13/11
Adopted: 12/13/11

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 11-19 (AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A WAIVER/MODIFICATION PER WMC 16.33.070 OF THE REQUIRED 10 FEET PARKING LOT PERIMETER LANDSCAPE REQUIREMENT IN WMC 16.24.040(D)(4)(B) TO ALLOW A TRANSITION FROM 10 FEET TO 0 FEET ALONG THE NORTH PROPERTY LINE AND APPROVING THE CLEARING OF MORE THAN 70 PERCENT OF THE VEGETATION FROM THE LOT PER WMC 16.33.050(B)(2).

WHEREAS, Dowl HKM, agent for Auto Zone, applicant, submitted an application for a waiver/modification on November 15, 2011, along with a site plan and application fee; and

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

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on December 6, 2011; and

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

WHEREAS, the Wasilla Planning Commission has developed Findings of Fact summarizing the basic facts and reasoning of the Commission regarding the requested waiver/modification.

NOW THEREFORE BE IT RESOLVED, that the Wasilla City Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them adopted the Findings of Fact and conditions of approval attached as Exhibit A and incorporated herein; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission, grants the request with the following conditions:

1. Landscaping on the site must be installed and maintained in perpetuity as shown on the attached Landscape Plan and Schedule, dated November 11, 2011, per WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the AK DOT right-of-way abutting the subject property along the Parks Highway and the Palmer-Wasilla Highway is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060. This condition will no longer be valid if the AK DOT requires removal of the vegetation to construct additional paved road improvements.
3. A landscape guarantee in the form of a bond or place cash in an escrow account must be submitted along with the required land use permit prior to development of the site per WMC 16.33.040.

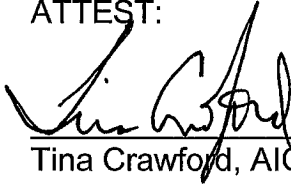
ADOPTED by the Wasilla Planning Commission on December 13, 2011.

APPROVED:



A.C. Buswell, III, Chairman

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A

Wasilla Planning Commission Resolution 11-19 (AM)
FINDINGS OF FACT - Section 16.33.070

- 1. Pre-application Conference.** The applicant shall schedule a preapplication conference with the planner to review the proposed waiver or modification.

Finding: The pre-application conference was held via several telephone conferences and by email.

- 2. Application and Site Plan.** After the pre-application conference, the applicant shall submit an application for the waiver or modification to the planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The City Planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect or land surveyor.

Finding: The applicant submitted an application for a waiver or modification to landscape standards and a request to clear more than 70% of the lot area along with the appropriate fees and site plan. The application and site plan depicts all necessary information needed to make a determination on this waiver or modification.

- 3. Public Hearing.** The commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.

Finding: A public hearing is scheduled before the Planning Commission on December 13, 2011. The appropriate notice and a comment period were provided and the public hearing will be conducted per the requirements of WMC 16.16.040.

- 4. Decision.** The commission may approve an application only if the Planning Commission finds that the application meets all of the following standards:
 - a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property.**

Finding: The shape and size of the parcel, the existing parking areas, and the access and utility easements make it difficult to develop the property and comply with all of the landscaping and land clearing requirements of the code.

- b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;**

Finding: *The special conditions that merit this waiver were not caused by the applicant.*

c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;

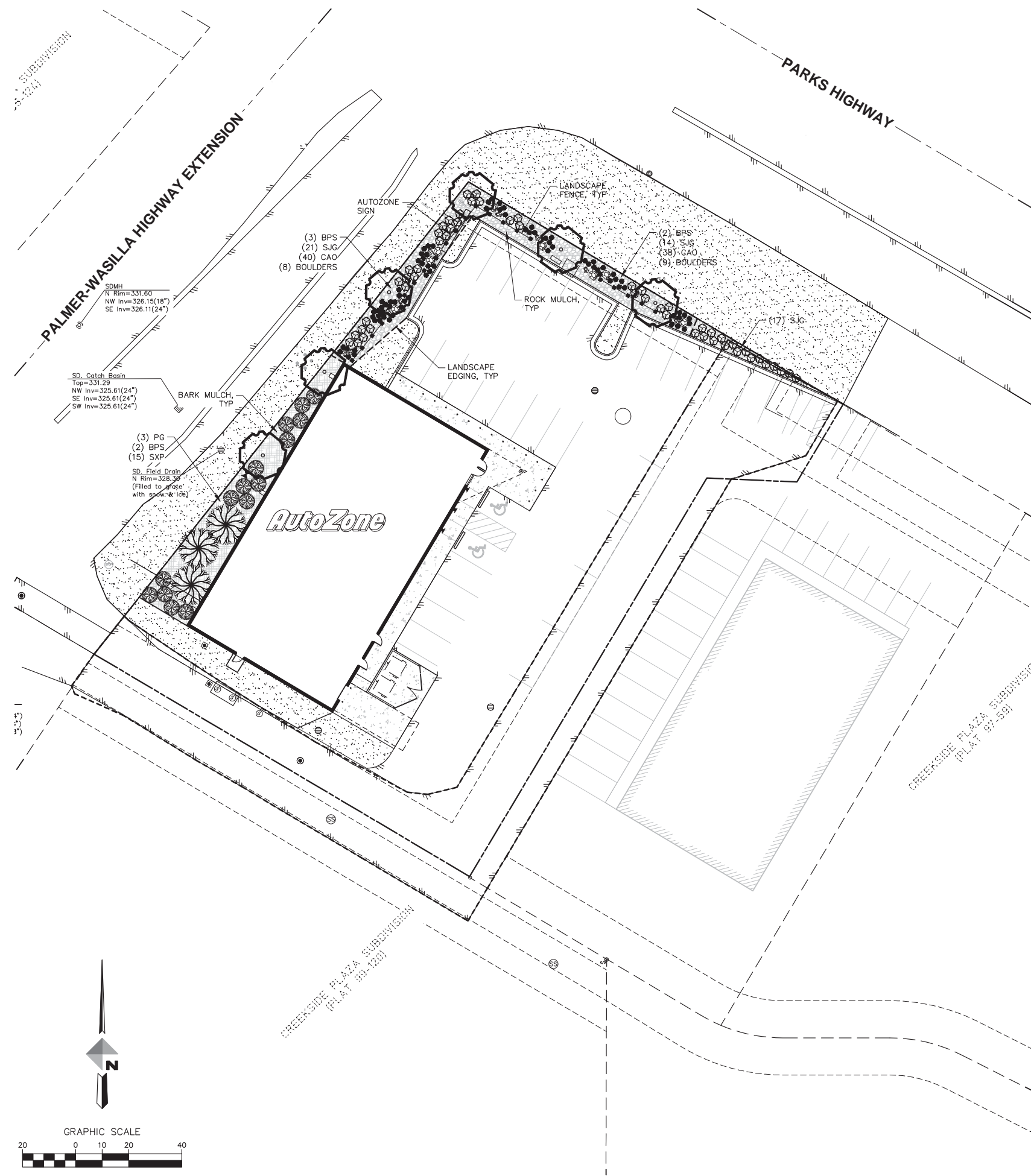
Finding: *This waiver is sought for practical purposes and is not sought solely to relieve pecuniary hardship or inconvenience.*

d. The waiver or modification will not significantly affect adjacent property or water bodies; and

Finding: *The proposed waiver to the provision of a ten foot planter bed along the front lot line and east side lot line will result in existing conditions remaining the same with no change and will not significantly affect adjacent property or water bodies.*

e. The waiver or modification is consistent with the spirit and intent of this chapter.

Finding: *The proposed waiver is consistent with the spirit and intent of this chapter.*

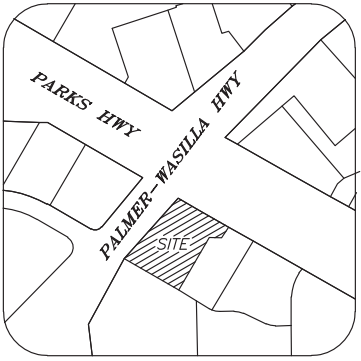
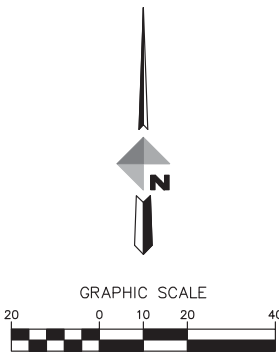


LANDSCAPE SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
EVERGREEN TREES							
	PG	3	WHITE SPRUCE	<i>Picea glauca</i>	6'-7' ht	As Shown	B&B
DECIDUOUS TREES							
	BPS	6	WHITE PAPER BIRCH (Single Stem)	<i>Betula papyrifera</i>	3" cal	As Shown	B&B
DECIDUOUS SHRUBS							
	SJG	52	GOLDFLAME SPIREA	<i>Spiraea japonica</i> 'Goldflame'	24" ht	As Shown	#2 Container
	SXP	15	CANADIAN LILAC	<i>Syringa x prestoniae</i> 'James McFarlane'	36" ht	As Shown	#5 Container
ORNAMENTAL GRASSES							
	CAO	78	VARIEGATED REEDGRASS	<i>Calamagrostis x acutifolia</i> 'Overdam'	12" ht	As Shown	#1 Container

LANDSCAPE SCHEDULE

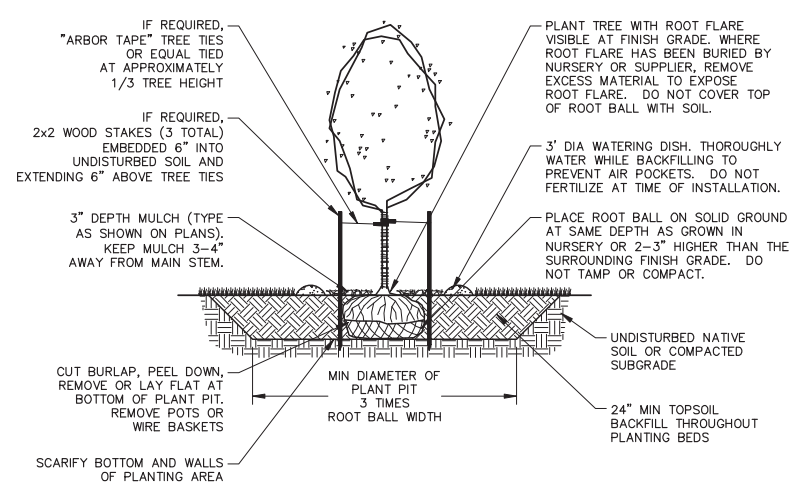
SYMBOL	DESCRIPTION	QUANTITY	NOTES
SEED/MULCH/EDGING/SITE AMENITIES			
	TOPSOIL AND SCHEDULE A SEED MIX	10,724 sf	SEE LANDSCAPE NOTES
	SHREDDED BARK MULCH	1708 sf	SEE LANDSCAPE NOTES
	ROCK MULCH WASHED RIVER COBBLE	1765 sf	SEE LANDSCAPE NOTES
	LANDSCAPE EDGING ALUMINUM	64 lf	SEE LANDSCAPE NOTES
	LANDSCAPE FENCE SPLIT RAIL	96 lf	SEE LANDSCAPE NOTES
	LANDSCAPE BOULDERS SMALL (2'-3' SHORTEST DIAGONAL) MEDIUM (3'-4' SHORTEST DIAGONAL)	9 8	SEE DETAILS



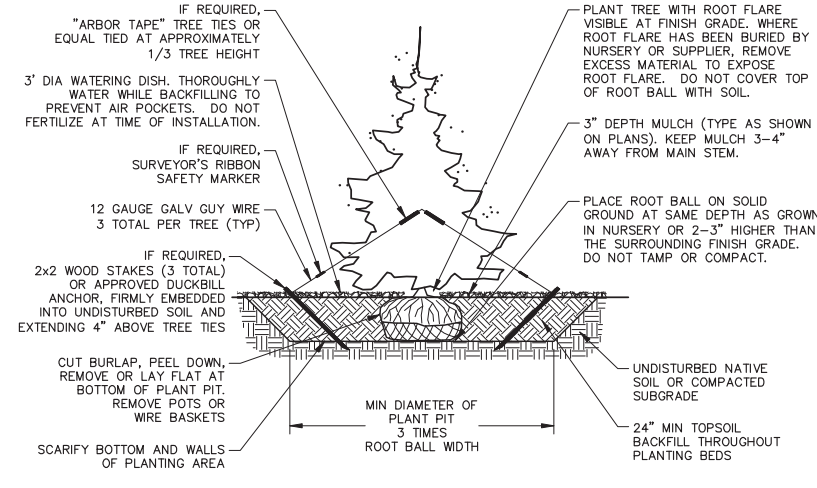
PREPARED FOR: **AutoZone STORE DEVELOPMENT**
 Store No.: 6101
 1621 FINACIAL DRIVE
 Wasilla AK 99654
 LANDSCAPE PLAN AND SCHEDULE
 SCALE: 1" = 20'-0"
 REVISIONS
 1.
 2.
 3.
 4.
 5.
 6.
 7.
 ARCHITECT: AK
 DRAFTSMAN: ERS
 CHECKED BY: IJC
 DATE: 01/10/12
 PROTOTYPE SIZE: 7N2
 DOWL HKM
 4041 B STREET ANCHORAGE, ALASKA 99503
 907-562-2000 www.dowlhkm.com
 L1.0

OWNER:
AutoZone, Inc.
 123 S. FRONT STREET, 3rd FLOOR
 MEMPHIS, TENNESSEE 38103
 STATE OF ALASKA
 49 TH
 Kevin M. Doniere
 10660
 01/10/12
 PROFESSIONAL LANDSCAPE ARCHITECT

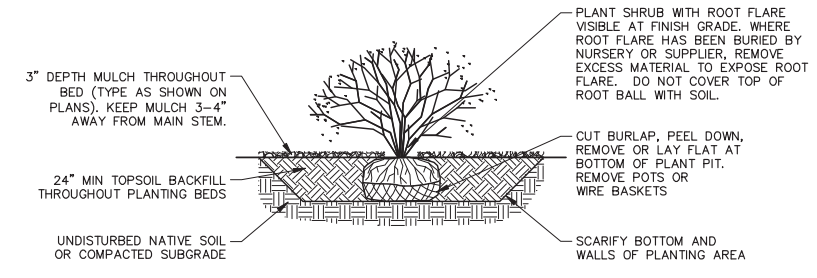
DOWL H K M
 4041 B STREET ANCHORAGE, ALASKA 99503
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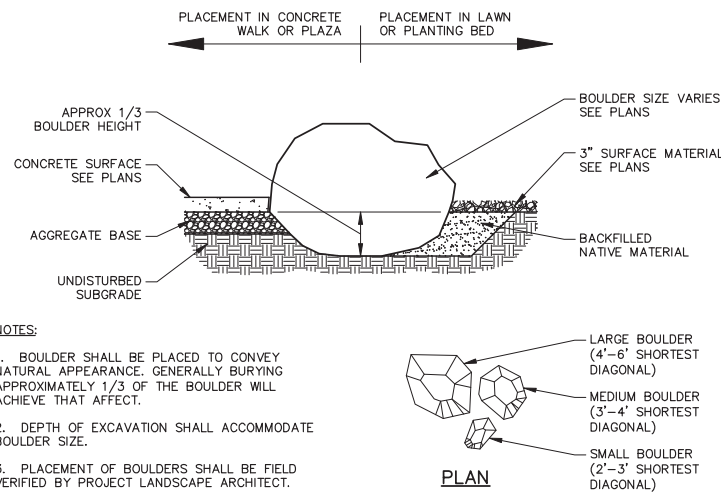
1 DECIDUOUS TREE PLANTING
L2.0 NTS



2 EVERGREEN TREE PLANTING
L2.0 NTS



3 SHRUB PLANTING
L2.0 NTS



4 BOULDER INSTALLATION
L2.0 NTS

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT LAYOUT PRIOR TO INSTALLATION OF AFFECTED LANDSCAPE MATERIAL.
- NEW SEEDED AREAS SHOWN ON PLANS AND ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL CONSIST OF 4" TOPSOIL AND LAWN SEED MIX.
 - 5% Annual Rye Grass
 - 30% Alpine Kentucky Bluegrass
 - 25% Alene Kentucky Bluegrass
 - 40% Boreal Fescue
 - Application Rate: 5 lbs per 1000 sf
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED BARK MULCH UNLESS OTHERWISE NOTED. BARK MULCH SHALL CONSIST OF SHREDDED BARK AND WOOD. WOOD CHIPS ARE NOT ACCEPTABLE.
- ROCK MULCH SHALL BE WASHED RIVER COBBLE, 3/4" TO 1-1/2" DIAMETER.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL BE SEPARATED BY LANDSCAPE EDGING AS SHOWN ON PLANS. EDGING SHALL BE "CLEANLINE" (4") ALUMINUM EDGING, MANUFACTURED BY PERMALOC CORPORATION, OR AN APPROVED EQUAL.

PERMALOC CORPORATION
13505 BARRY ST
HOLLAND, MI 49424
(800)356-9660
www.permaloc.com

- IF TIES AND STAKING ARE REQUIRED FOR TREES, REMOVE AT THE END MAINTENANCE AND WARRANTY PERIOD.
- LANDSCAPE FENCE SHALL BE A SPLIT RAIL FENCE WITH 2 HORIZONTAL RAILS, VERTICAL POSTS WITH SLOTS TO RECEIVE HORIZONTAL RAILS, WITH A 5'-0" TO 6'-0" ON CENTER POST SPACING BASED ON PRE-MANUFACTURED SPLIT RAIL FENCING. THE SPLIT RAIL FENCE SHALL BE 42" TO 48" IN HEIGHT FROM THE FINISH GRADE TO THE TOP OF THE HORIZONTAL RAIL.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL VEGETATION DURING CONSTRUCTION OPERATIONS. ALL EXISTING LANDSCAPING WITHIN AND ADJACENT TO THE PROJECT CORRIDOR THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH SIMILAR SIZE AND TYPE AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED BY LANDSCAPE PLANS.

PREPARED FOR: **AutoZone STORE DEVELOPMENT**
Store No.: 6101
1621 FINACIAL DRIVE
Wasilla AK 99654

SCALE: 1" = 20'-0"

REVISIONS

1.
2.
3.
4.
5.
6.
7.

ARCHITECT: AK

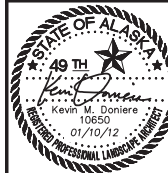
DRAFTSMAN: ERS

CHECKED BY: IJC

DATE: 11/11/11

PROTOTYPE SIZE: 7N2

L2.0



OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TENNESSEE 38103