

By: Planning  
Public Hearing: 06/11/13  
Adopted: 06/11/13

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 13-10 (AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A COMMERCIAL SITE TO REMAIN CLEARED OF UP TO 77 PERCENT OF THE VEGETATION FOR LOT 2, SUN PLAZA SUBDIVISION PER WMC 16.33.050(A)(2). GENERALLY LOCATED AT THE NORTHEAST CORNER OF E. SUN MOUNTAIN AVENUE AND ALPINE STREET.**

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WHEREAS, Tom Adams, Lounsbury & Associates, agent for Kendall Ford of Wasilla, submitted a request for a waiver/modification on May 21, 2013, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 4, 2013; 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

NOW THEREFORE BE IT RESOLVED, that the Wasilla 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, grants a waiver with the following condition:

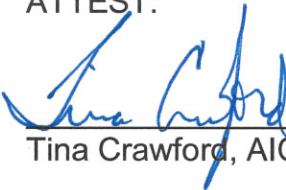
1. Landscaping and vegetation on the property must be installed and maintained to provide a minimum of 23% groundcover.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along E. Sun Mountain Avenue and Alpine Street is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060.
3. Prior to beginning redevelopment of the subject parcel, the applicant must submit a final landscape plan to the City Planner for approval and provide the landscape guarantee required in WMC 16.33.040.

ADOPTED by the Wasilla Planning Commission on June 11, 2013.

APPROVED:

  
Daniel Kelly, Jr., Chairman

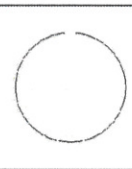
ATTEST:

  
Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously



8800 A. 2nd Floor  
 2701 E. Sun Mountain Avenue  
 Decatur, Georgia 30030  
 (404) 272-2424 Fax: 272-2826



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**  
 DEWASH DC - SS  
 D-FORCED BY: KMD  
 KENDALL FORD

Landscape Plan  
 06.11.2013  
 SHEET NO. | SHEET TOTAL  
**L1.0** |



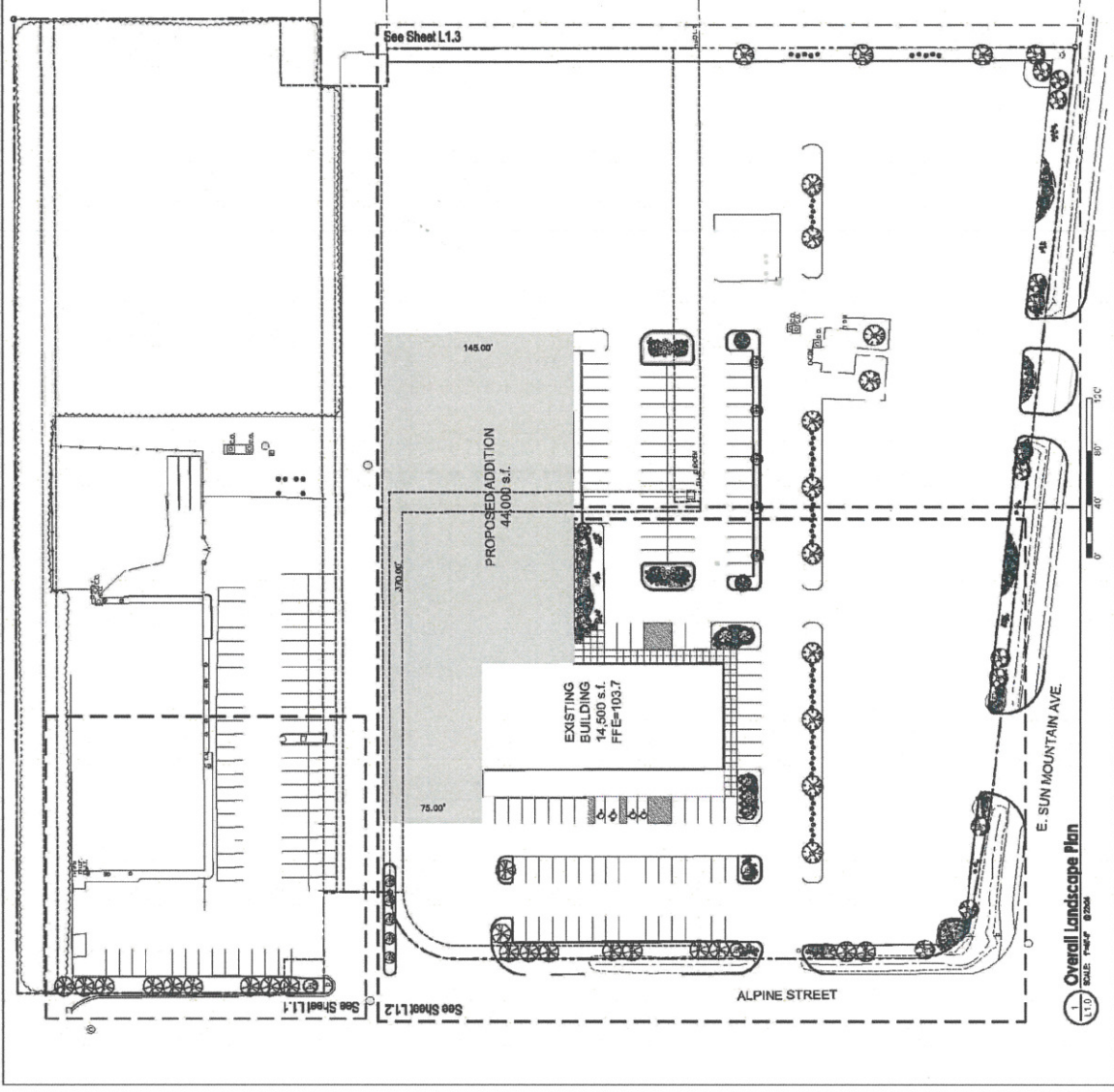
1000 Curtis Design, Inc.  
 2701 E. Sun Mountain Avenue  
 Decatur, Georgia 30030  
 (404) 272-2424 Fax: 272-2826

**CODE REQUIREMENTS:**  
**Greenspace Requirement**  
 VMC 18.33.020 Land-Ceiling Restrictions:  
 Minimum of 70% of lot area may be covered.  
 Total Site Area: 325,825 sf  
 Total Area of Greenspace: 228,077 sf  
 Total Area of Green Space: 123,555 sf = 38.25%

**Interior Parking Lot Landscaping Requirement**  
 VMC 18.33.020 D of Parking Landscaping:  
 More than 40 parking spaces shall include 5% of the total area of the parking lot.  
 Total Area of FF-ening Lot for Project: 103,047 sf  
 Total Area of FF-ening Lot Landscaping: 18,582 sf (18% of 103,262 sf)  
 Total Area Provided of FF-ening Lot Landscaping: 14,220 sf (10.78%)

**Minimum Landscape Requirement:**  
 VMC 18.33.020 Landscaping Standards:  
 Minimum planting of 6 newly planted trees and 12 shrubs per 1,000 sq ft of finished area or 1% of the total landscaped area on a lot.  
 30% Green Space Requirement:  
 328,023 sf x 30% = 98,407 sf  
 Required Landscaping:  
 15,000 sq ft of trees = 8.65 trees  
 15,000 sq ft of shrubs = 21 trees required  
 4 acres x 12 shrubs = 48 shrubs required  
 Landscaping Provided throughout site:  
 81 trees  
 208 shrubs

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5880 A Street  
 Suite 100  
 (817) 271-5417 Fax: 273-8730

9800 E. Coker Loop  
 Wrentham, Alaska 99584  
 (907) 262-9119 Fax: 267-0110



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**

DRAWN BY: SB  
 CHECKED BY: KMD  
 KENDALL FORD  
**Landscape Plan**

CS 11.2313  
 SHEET NO. **L1.1** / SHEET TOTAL



Convus Design  
 Landscape Architecture  
 25068 Fairway SE, Suite 100  
 Bellevue, WA 98005  
 Phone: 206.835.9300  
 Fax: 206.835.9307

### Planting Schedule

Qty.	Symbol	Local Name	Common Name	Size	Furnished	Notes
14	JR	Acer rubrum 'Nimbus Blue'	American Blue Spruce	2' Cal.	BBB	Single stem
16	PTE	Populus heterophylla 'Ecuador'	Couronne Swedish Aspen	2' Cal.	BBB	Single stem
12	MS	Melia 'Hussey'	'Yellow' Chalmers	2' Cal.	BBB	Single stem
6	FM	Prunus emarginata	American Cherry	2' Cal.	BBB	Multiple stem
20	SA	Salix caprea	European Weeping Ash	2' Cal.	BBB	Single stem
13	BP	Betula papyrifera	Paper Birch	3' Cal.	BBB	Single stem

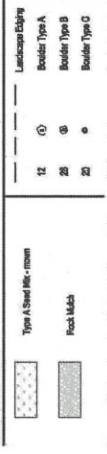
### Shrubs

Qty.	Symbol	Local Name	Common Name	Size	Furnished	Notes
34	PMU	Prunella vulgaris 'Purpurea'	Deer Hugo Vine	24" Spread	Perpet	
7	SPA	Syringa patula 'Miss Dior'	Miss Dior Lilac	18" H.	Perpet	
7	VTB	Viburnum trilobum 'Shady'	American Quince	18" H.	Perpet	
88	PF	Philadelphus	Bush Crapweed	18" H.	Perpet	
104	SL	Spiraea japonica 'Goldflame'	Goldflame Spirea	18" H.	Perpet	
28	CS	Cornus sericea 'Sisley'	Red Dogwood	18" H.	Perpet	
84	CL	Calceolaria lutea	Hoop Calceolaria	18" H.	Perpet	

### Perennials

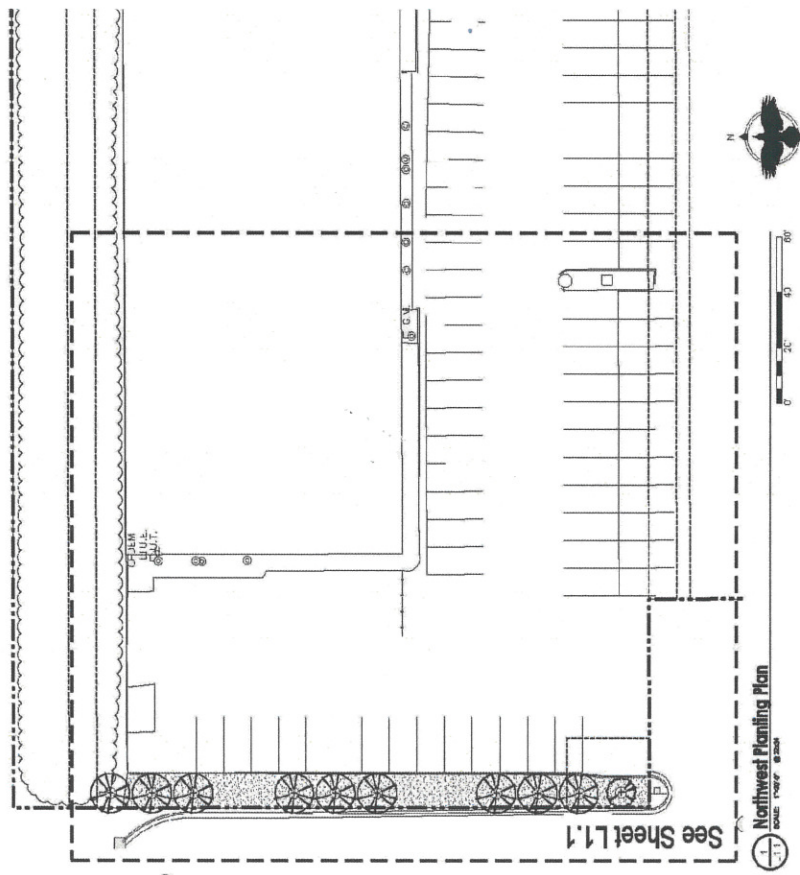
Qty.	Symbol	Local Name	Common Name	Spacing	Size	Furnished	Notes
110	CPK	Chamaenerion sibiricum	Fireweed	As Shown	1 Gal Pot		18" height of main plant root.
24	IS	Impatiens	Blue Flower	18" x 18"	1 Gal Pot		12" height
40	BC	Bergenia cordifolia	Bergenia	18" x 18"	1 Gal Pot		8" height

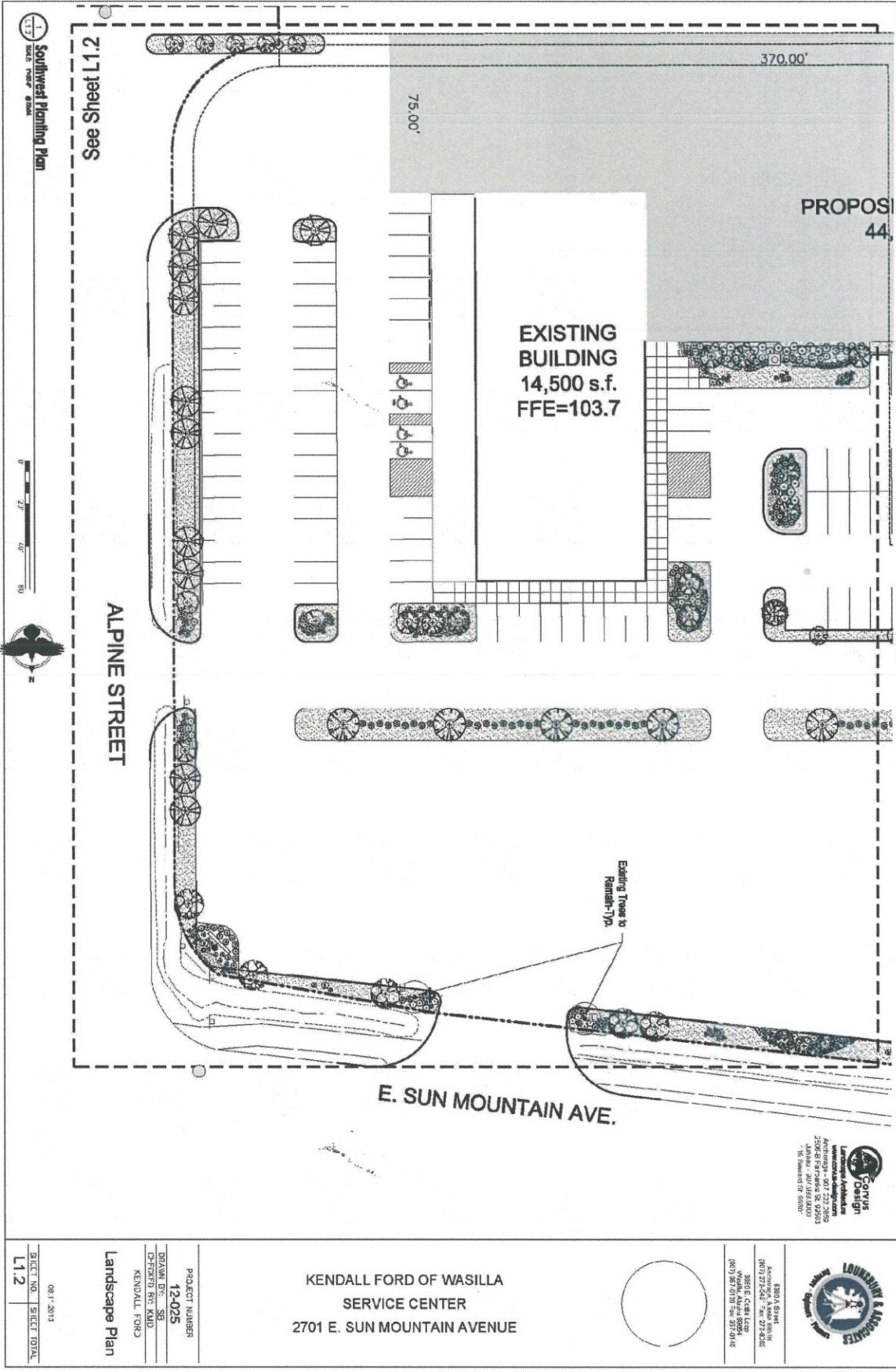
### Miscellaneous



Note: quantities shown for rock, match, edging are provided for verification purposes only. Contractor is still responsible for developing their own details.

**General Notes:**  
 1. All plants shall be delivered to the site.  
 2. All plants shall be nursery grown to ANSI Z603.1 or native transplant to ANSI Z603.1.  
 3. Perennial beds shall receive hand and match per detail.  
 4. All shrub and tree beds shall receive hand and match per detail.  
 5. All depth levels shall meet or exceed minimum soil level (per detail) for plants.





1:12  
Scale: 1/8" = 1'-0"  
Southwest Planning Plan

See Sheet L1.2



ALPINE STREET

E. SUN MOUNTAIN AVE.

EXISTING BUILDING  
14,500 s.f.  
FFE=103.7

PROPOSED 44,000 s.f.  
FFE=103.7

Existing Trees to Remain - 7/9

**CONVIS**  
Landscape Architecture  
www.convis-land.com  
4080 FORSYTH - 907.722.2359  
2200 KENNEDY - 907.486.8000  
185 Sawdust St. 90801

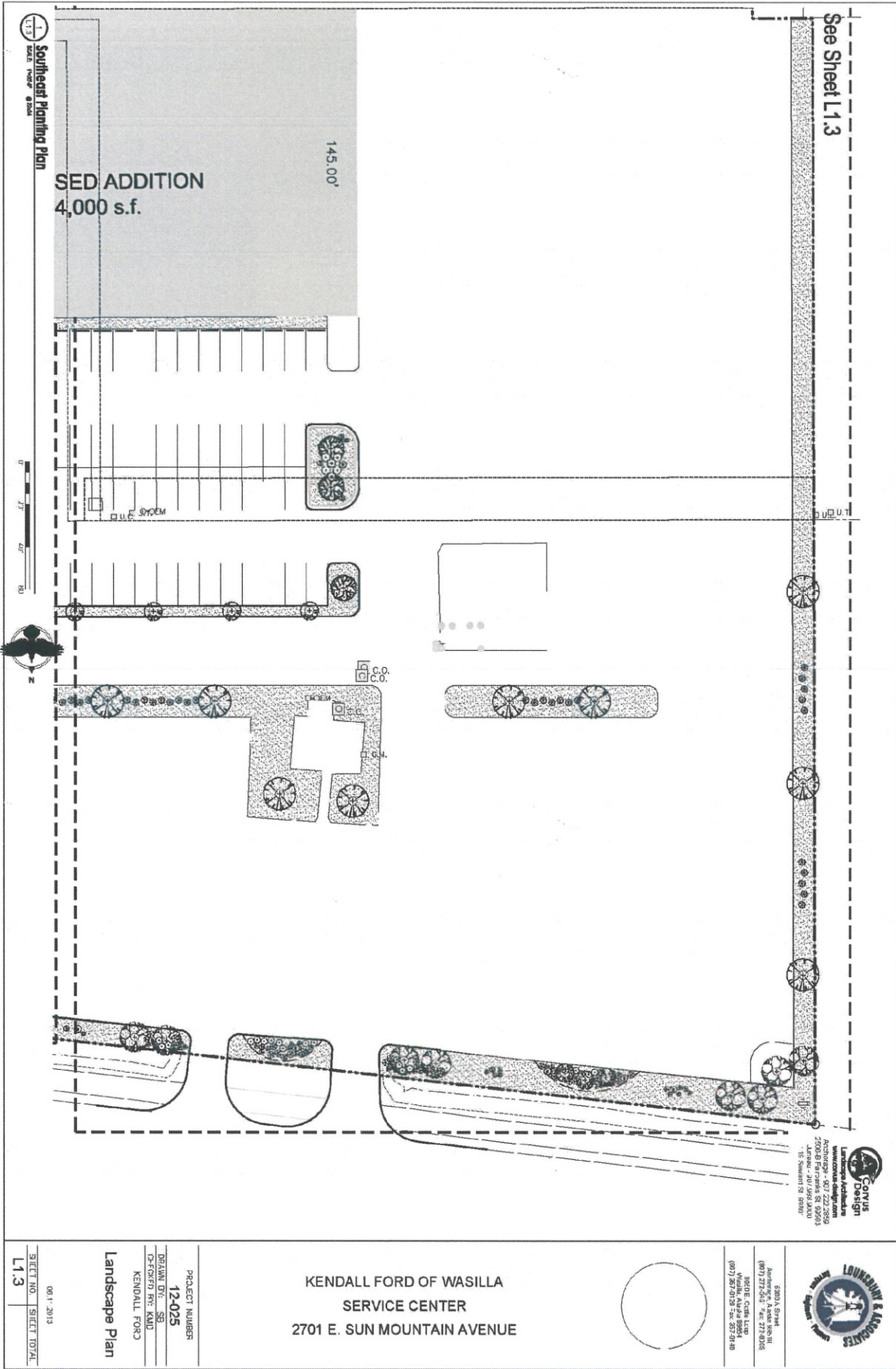


KENDALL FORD OF WASILLA  
SERVICE CENTER  
2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**  
DRAWN BY: SB  
CHECKED BY: KMD  
KENDALL FORD

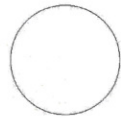
DATE: 08/11/2013  
SHEET NO. | SHEET TOTAL  
**L1.2** |







5202 A Street  
 Anchorage, AK 99518  
 (907) 272-6451 Fax: 272-6665  
 3050 E. Cobble Loop  
 Wasilla, Alaska 99584  
 (907) 232-1231 Fax: 232-1743



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
 12-025  
 DRAWN BY: SB  
 CHECKED BY: KMD  
 KENDALL FORD

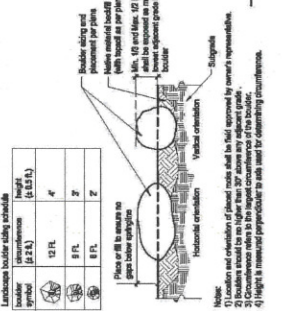
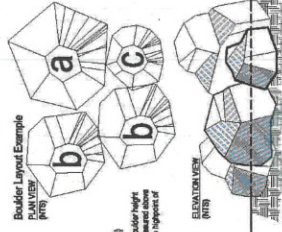
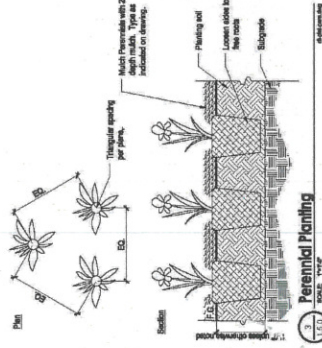
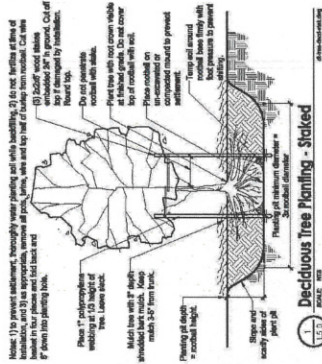
Landscape Details

06/11/2013

SHEET NO. | SHEET TOTAL  
 L5.0

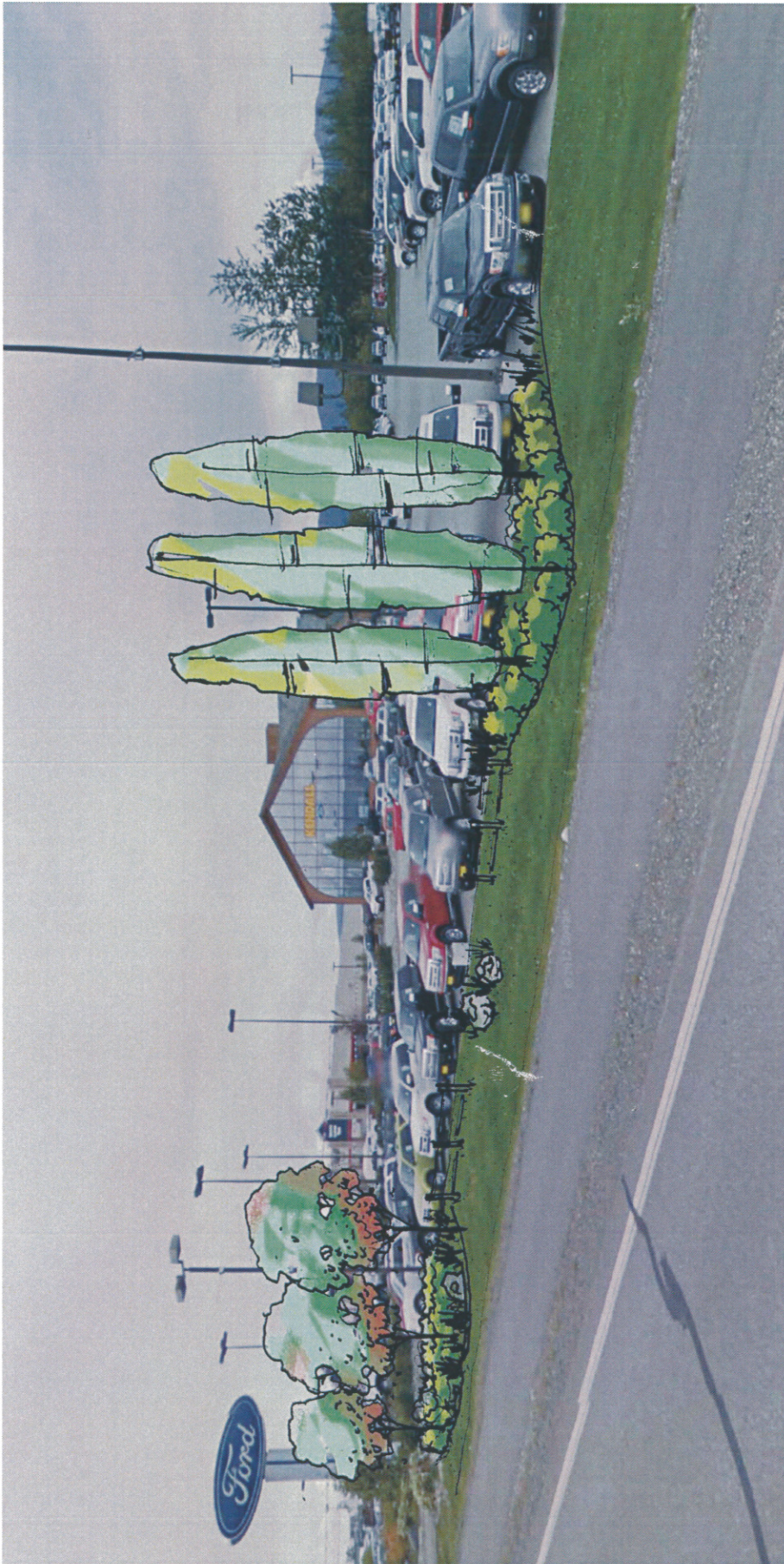


Covino Design  
 Landscape Architecture  
 Anchorage - 907.227.2659  
 Wasilla - 907.232.5003  
 Fairbanks - 907.988.5000  
 119 Stewart St. 99501



Landscape boulder symbol	Interpretation (ft x ft x ft)	Height (ft)
(Symbol)	12 FL	4'
(Symbol)	8 FL	2'
(Symbol)	6 FL	2'









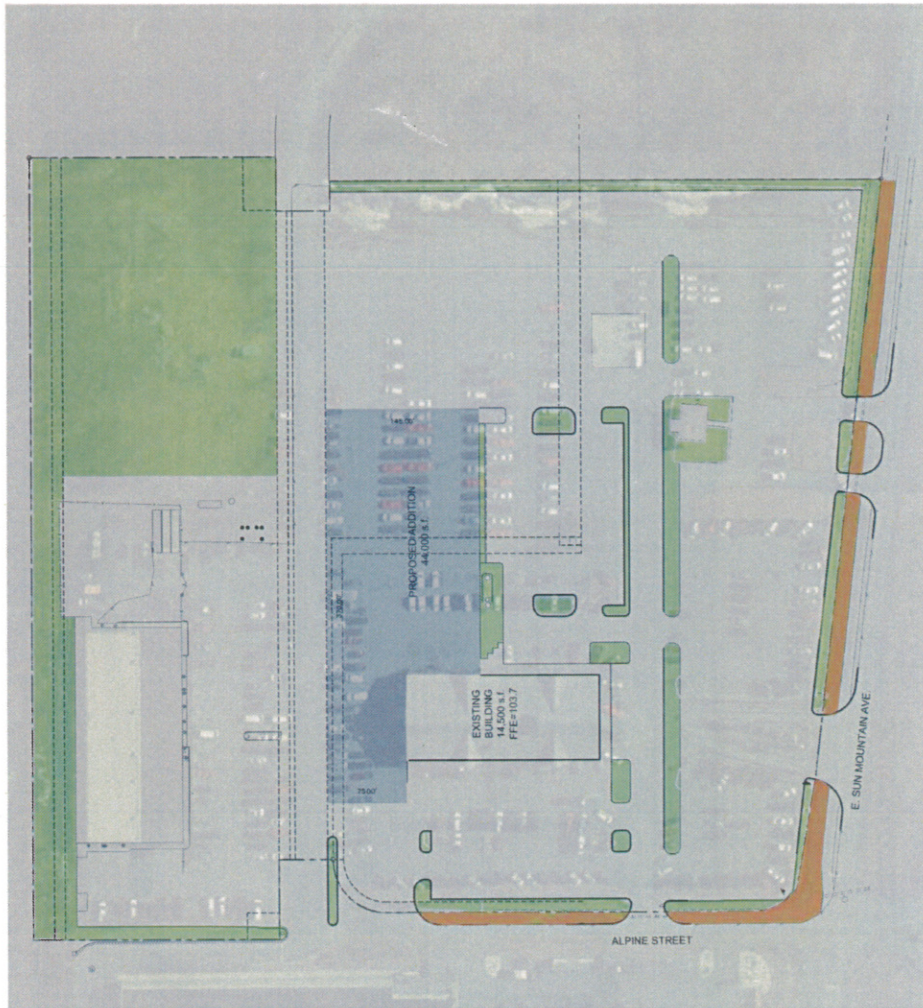
**Code Requirements:**

WMC 16.33.050 Land Clearing Restrictions:  
 Maximum of 70% of lot area may be cleared.

Total Site Area:	525,623 SF
Required Greenspace Retention (30%)	157,687 SF
Total Provided Greenspace (26%)	137,155 SF

**Legend:**

	Existing & Proposed Greenspace	123,555 SF
	Greenspace in Right-of-Way	13,600 SF
		<u>137,155 SF</u>

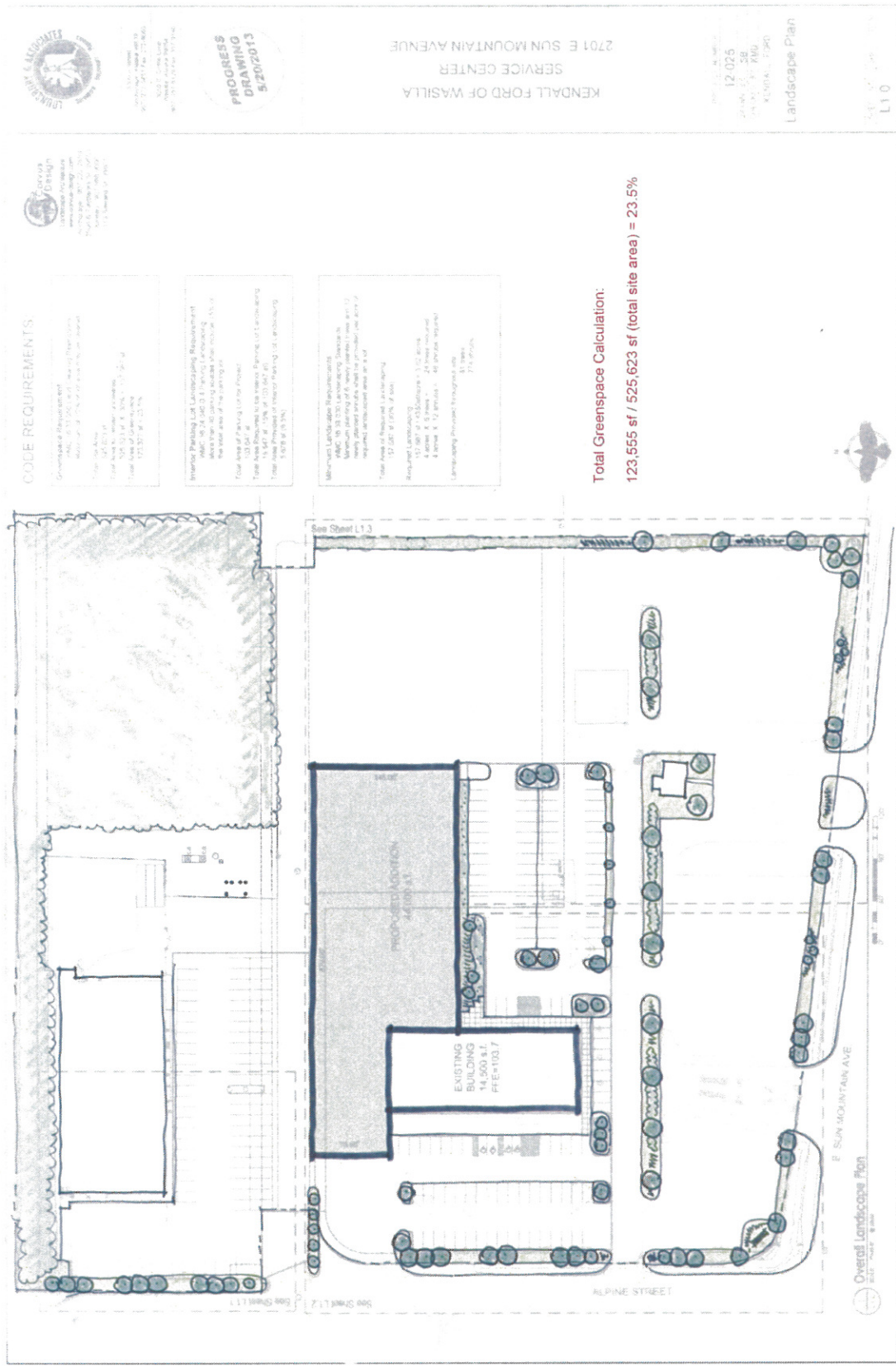


**Kendall Ford: Development Greenspace**

Wasilla, AK



June 4, 2013



2701 E Sun Mountain Ave  
 Suite 200  
 Wasilla, Alaska 99654  
 Phone: (907) 272-2200  
 Fax: (907) 272-2201  
 Email: info@sustainable-landscapes.com

**PROGRESS DRAWING**  
 5/20/2013

KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E SUN MOUNTAIN AVENUE

Project No. 12-025  
 Sheet No. 58  
 Date: 5/20/13  
 Designer: J. R. R. R. R. R.  
 Landscape Plan

Scale: 1/8" = 1'-0"  
 L10



**CODE REQUIREMENTS:**  
 Government of Wasilla  
 2701 E Sun Mountain Ave  
 Suite 200  
 Wasilla, Alaska 99654  
 Phone: (907) 272-2200  
 Fax: (907) 272-2201  
 Email: info@sustainable-landscapes.com

**Required Parking Lot Landscaping Requirements**  
 1. Minimum of 10 parking spaces shall be landscaped with a minimum of 10% of the total area of the parking lot.  
 Total Area of Parking Lot for Project:  
 11,547 sq ft  
 10% of 11,547 sq ft = 1,154.7 sq ft  
 Total Area of Parking Lot Landscaping: 1,154.7 sq ft

**Minimum Landscaping Requirements**  
 1. Minimum of 10 parking spaces shall be landscaped with a minimum of 10% of the total area of the parking lot.  
 Total Area of Parking Lot for Project:  
 11,547 sq ft  
 10% of 11,547 sq ft = 1,154.7 sq ft  
 Total Area of Parking Lot Landscaping: 1,154.7 sq ft

**Total Greenspace Calculation:**  
 123,555 sq ft / 525,623 sq ft (total site area) = 23.5%