

By: Planning
Public Hearing: 05/13/14
Adopted: 05/13/14

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-10(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-02 ALLOWING A VARIANCE OF 25 FEET TO THE MINIMUM 25 FOOT REAR YARD SETBACK IN ORDER TO CONSTRUCT A 6,000 SQUARE FOOT COMMERCIAL BUILDING, LOCATED ON LOT A19, TOWNSHIP 17N, RANGE 1W, SECTION 10, IN THE COMMERCIAL ZONING DISTRICT.

WHEREAS, Kurban Kurani, owner, submitted an application for a variance on April 21, 2014, 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 May 6, 2014; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance 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

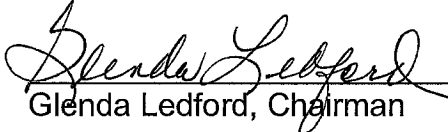
WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
2. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-10. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.

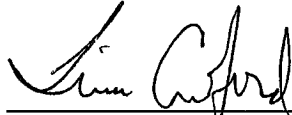
ADOPTED by the Wasilla Planning Commission on May 13, 2014.

APPROVED:


Glenda Ledford, Chairman

5/20/14
Date

ATTEST:



Tina Crawford/AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 14-10
FINDINGS OF FACT – 16.28.110

16.28.110(A) ***Application.***
An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Finding: A complete application was submitted to the Planning Department on April 21, 2014.

16.28.110(B) ***Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.***

Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on April 21, 2014 to all properties within a 1,200' radius.

16.28.110(C) ***Variance Standards.***

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: The conditions do not apply generally to other properties in the Commercial zoning district or vicinity. Lots A19 and 16A have an unusual lot configuration, as shown in the site plan, the lots are abut Wasilla Lake and have a 75' shoreline setback requirement, and they are owned by the same individual. Additionally, both lots have distinct changes in topography that impact the ability to develop the lots.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: As stated above, the lots have unusual shapes, are located along a lake, and have topographic changes that present development challenges.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding: Strict application of the code setbacks will significantly limit the area that can be developed on this lot. The lot meets the 75' setback from the water's edge and the proposed building only encroaches into the minimum 25' setback from the adjoining lot line, which is also owned by the applicant, for a small portion of the lot.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding: The special conditions are due to natural physical conditions and were not caused by the property owner.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The variance is the minimum necessary to allow reasonable use of the lot and allows a better design that preserves the shoreline of the lake.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The proposed commercial building is permitted in the Commercial zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

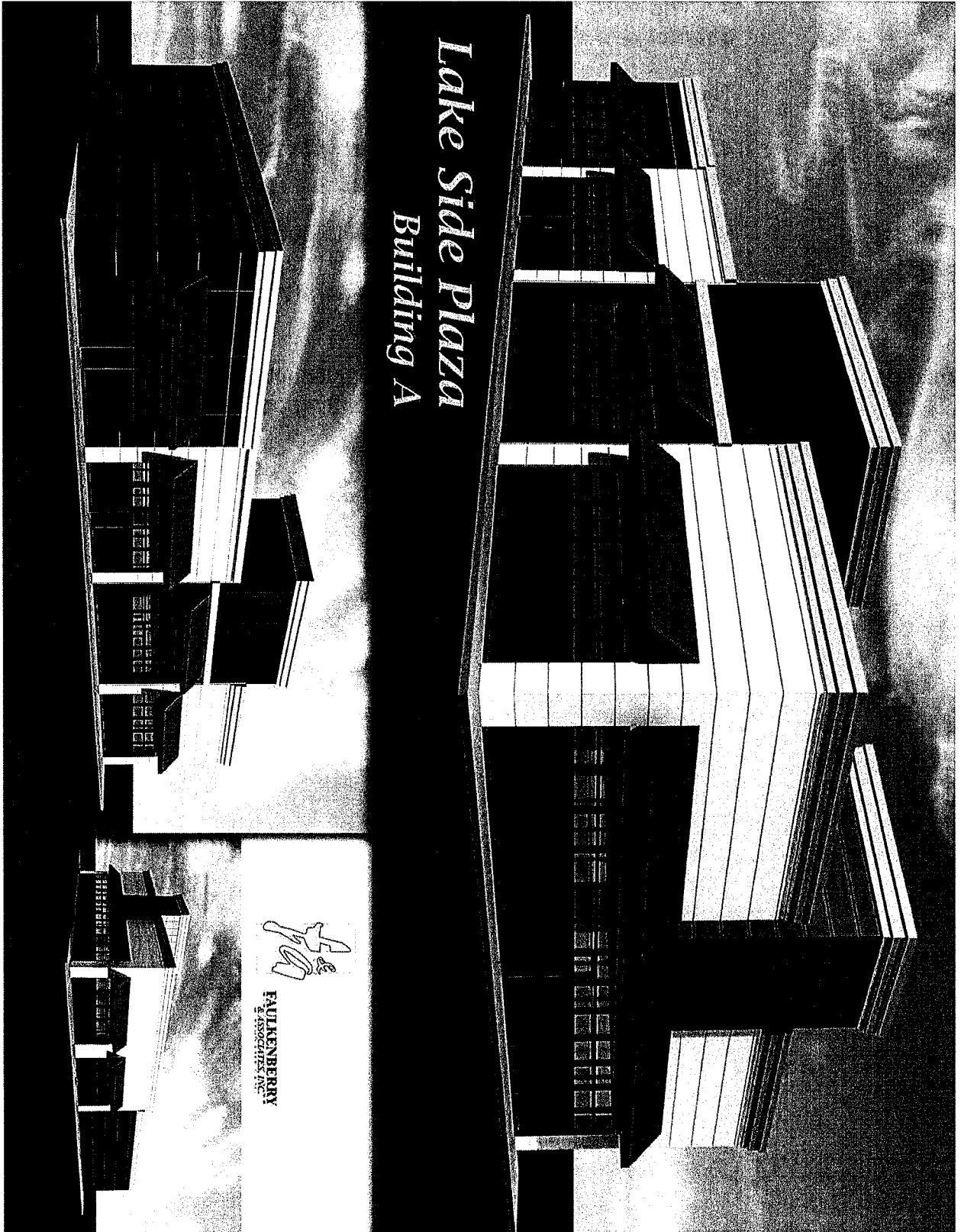
Finding: The variance is in keeping with the spirit and intent of the chapter.

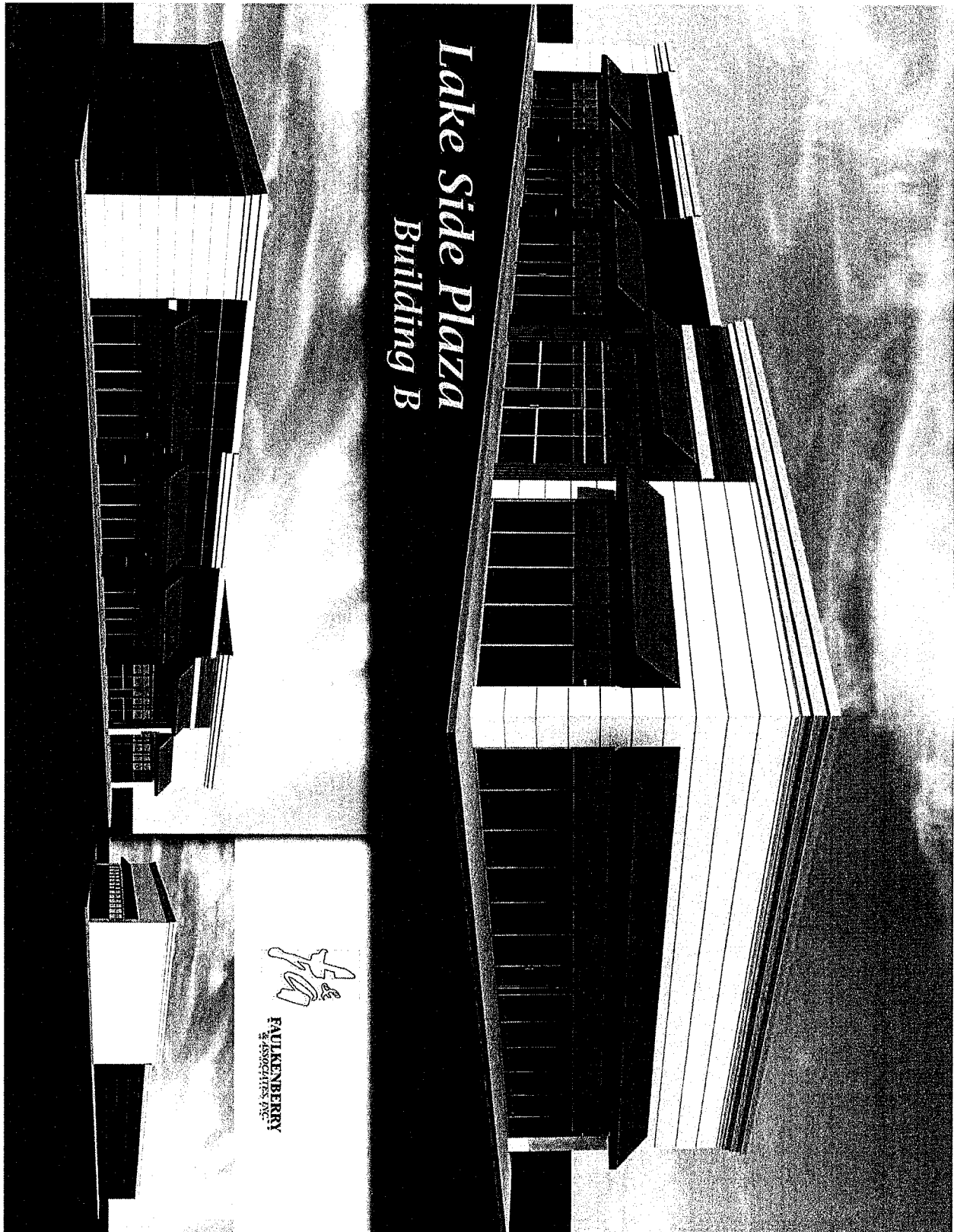
4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Finding: The requested variance will not significantly adversely affect other properties in the area since the abutting property is also owned by the applicant.

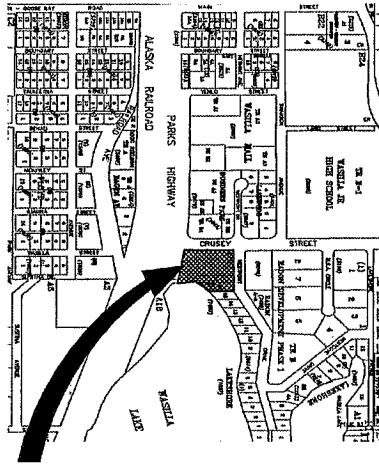




*Lake Side Plaza
Building B*


FALKENBERG
& ASSOCIATES, INC.

Sheet Number	Sheet Name
A0.0	Title Sheet
A0.1	Proposed - Building A
A0.2	Proposed - Building B
A0.3	Proposed - Site
A0.4	Proposed - Site
A0.5	Proposed - Site
A0.6	Proposed - Site
A1.1	Site Plan Existing
A1.2	Site Plan - New
A2.1	Proposed - Building A
A2.2	Proposed - Building B
A3.1	Interior Divisions - Building A & B



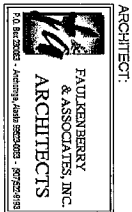
PROJECT LOCATION

Lake Side Plaza

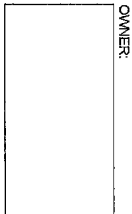
North Crusey Street
Wasilla, AK 99654

Lot 16A and A19, Block 1
Lakeshore Subdivision

PERMIT # n/a



ARCHITECT:
FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
20 Business Avenue, Suite 1000 - 99724-2115



OWNER:

DRAWING AT 1/8" = 1' SCALE INDICATED

Printed on 4/18/2014 4:52:16 PM

PROJECT TITLE SHEET
A0.0

Lake Side Plaza
Lot 16A and A19, Block 1
Lakeshore Subdivision
North Crusey Street
Wasilla, AK 99654

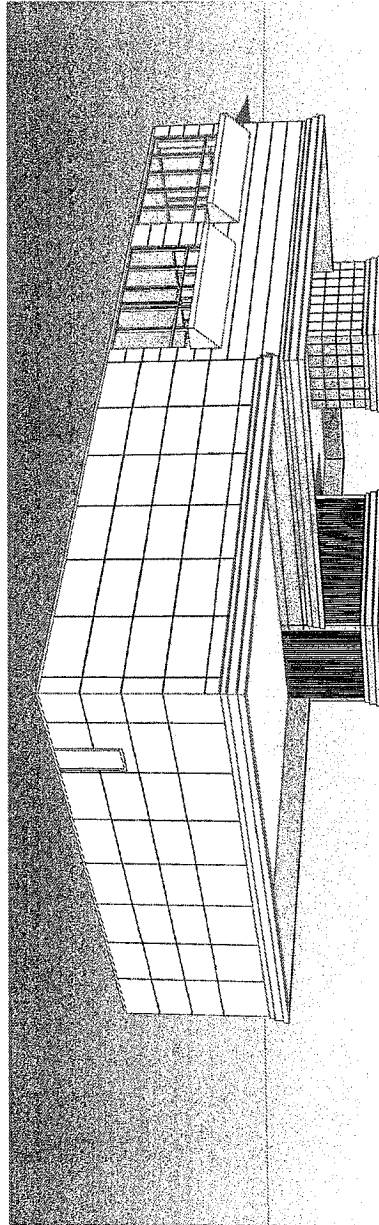


FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS

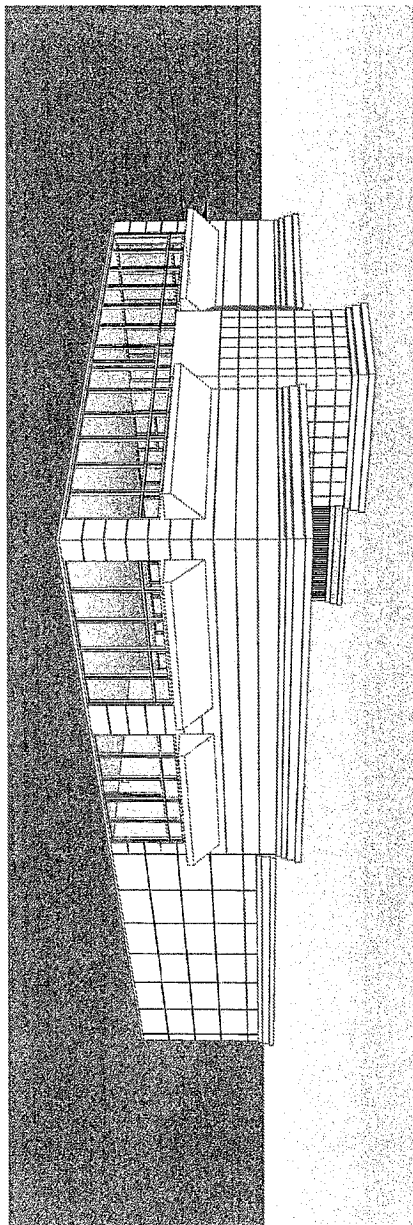
P.O. Box 22085 - Anchorage, Alaska 99522-0855 - (907) 522-9189

4/18/2014 4:52:16 PM

Project: Lake Side Plaza
Drawn By: JON
Checked By: JON
Project: 14-10-13
Revision: 02-04-14
Revision Date:
Prepared By:
Printed on 4/18/2014 4:52:16 PM



① Northeast Perspective View - Building A - Looking Southwest



② Southeast Perspective View - Building A - Looking Northwest

DRAWINGS AT 1/8" = 1' SCALE UNLESS INDICATED

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A02

Lake Side Plaza

Lot 16A and A10, Block 1
 Lakeshore Subdivision
 North Crusey Street
 Westfield, NJ 08984

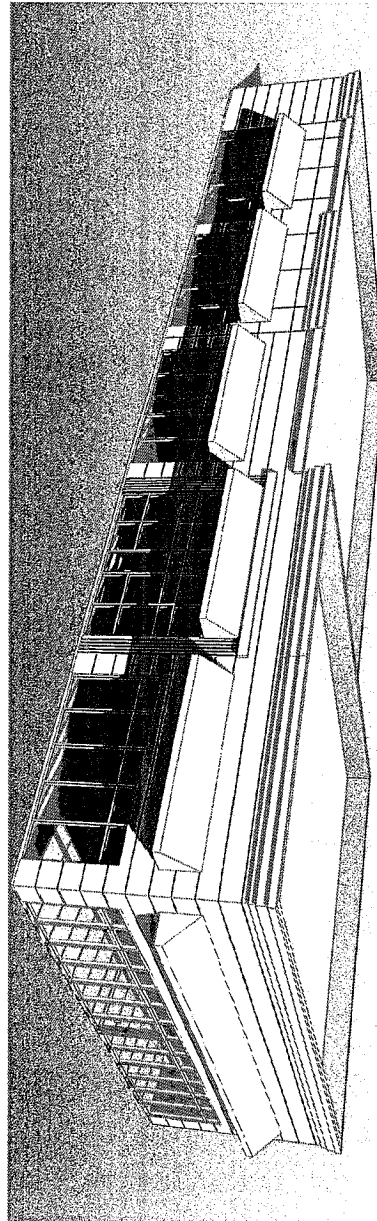


**PAULKENBERRY
 & ASSOCIATES, INC.
 ARCHITECTS**

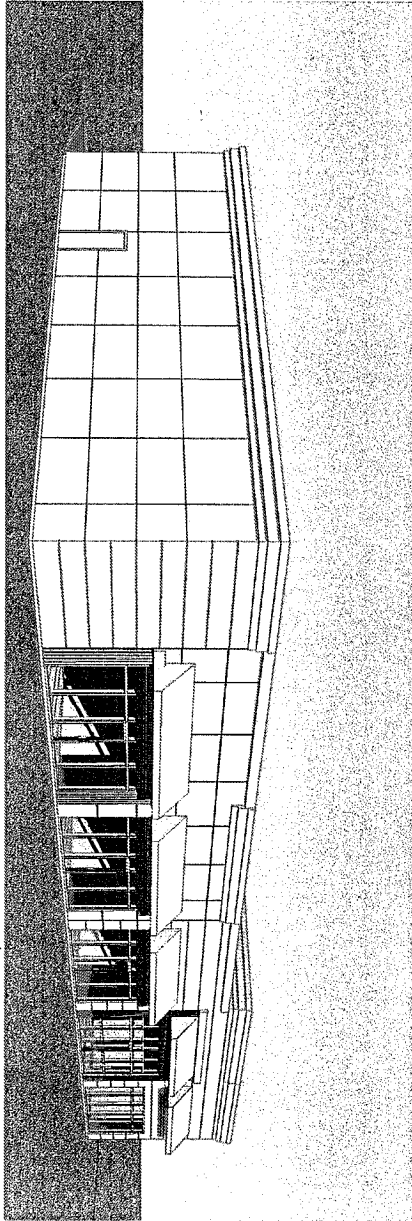
P.O. Box 23003 • Paterson, NJ 07623-0003 • (973) 522-9180

DATE
 4/16/2014

File Path: Project 14
 Drawing No. A02
 Client: City of
 Project: 14-10
 Revision Date: 02-14-14
 Prepared by: Paulkenberry



① Southeast Perspective View - Building B - Looking Northwest



② Southwest Perspective View - Building B - Looking Northeast

DRAWINGS AT TOP ARE 1/2" SCALE INDICATED

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Project: Lake Side Plaza
 Building B
 A0.3

Lake Side Plaza
 Lot 16A and A19, Block 1
 Lakeshore Subdivision
 North Crussey Street
 Wichita, KS 67604

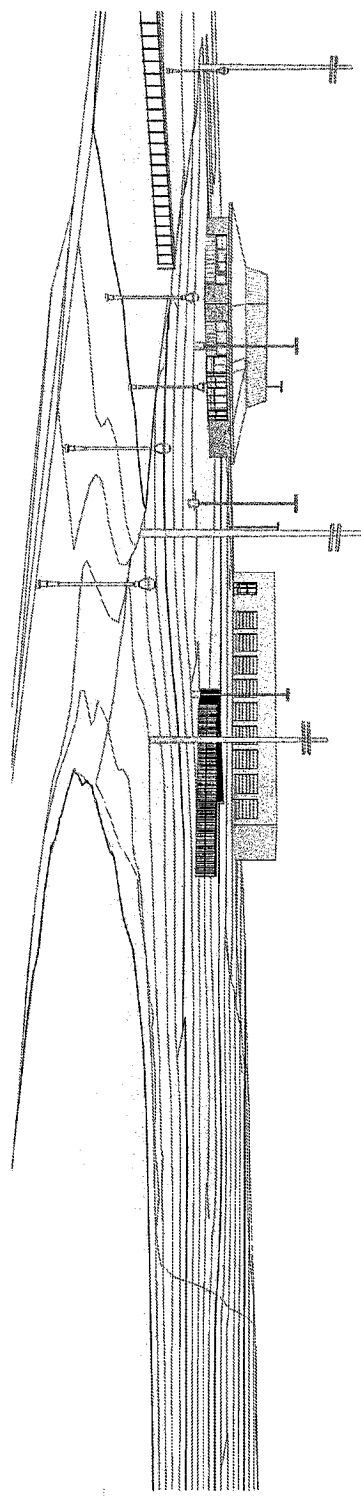


**FAULKENBERRY
 & ASSOCIATES, INC.**
ARCHITECTS

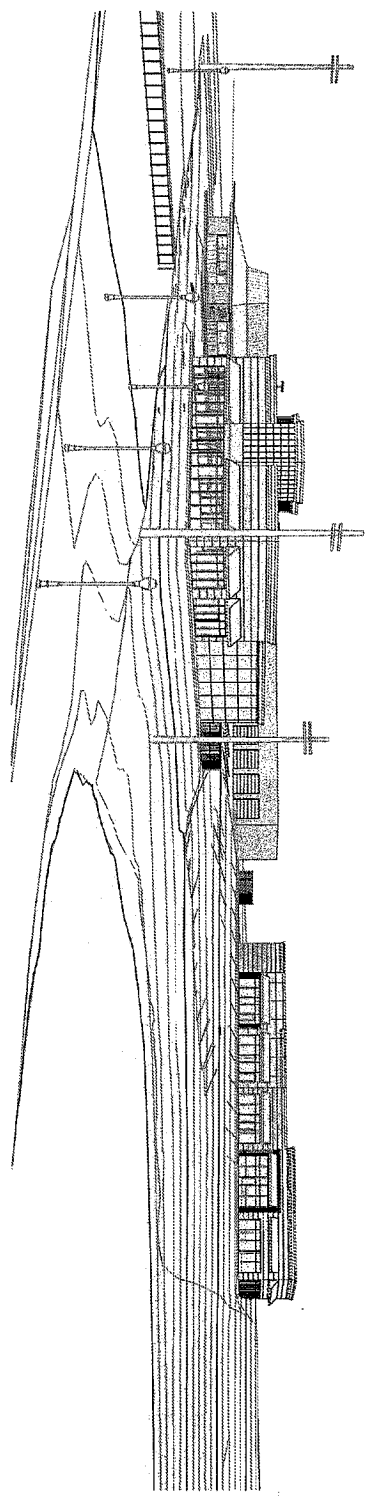
P.O. Box 20003 - Wichita, Kansas 67628-0033 - (316) 222-9193

ARCHITECT

7/20/2011
 Drawn by: JGB
 Checked/Designed by: JGB
 Date: 11/11/10
 Release Date: 02/04/14
 Prepared by: JGB
 Preliminary



① Site Perspective From Parkside Hwy from Southeast - Existing



② Site Perspective From Parkside Hwy from Southeast - New

DRAWINGS AT 1/8" = 1' SCALE UNLESS INDICATED

Plot Date: 07/18/2014 4:11:31 PM

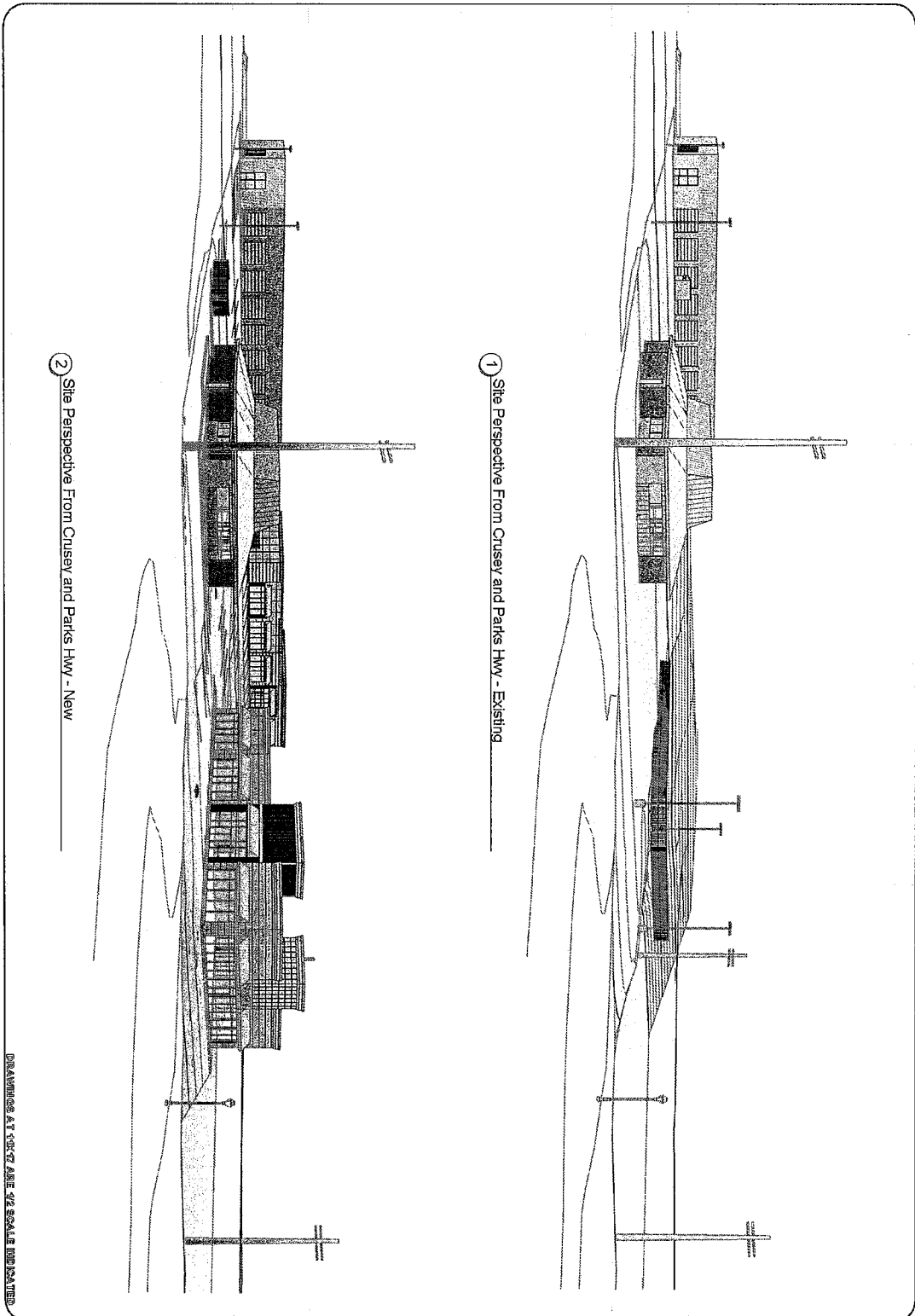
A04

Lake Side Plaza
 1st, 2nd and 3rd Block
 Lakeshore Subdivision
 North Crusey Street
 Warsha, WI 53094

FAILKENBERRY & ASSOCIATES, INC.
ARCHITECTS
 P.O. Box 220000 - Ardenheights, Milwaukee 53222-0000 - (414) 762-9100

DATE: 7/18/14

File # Project # 201410_03
 Drawn By: JTB
 Checked By: JTB
 Project Start Date: 07/14/14
 Revision: 02/14/14
 Released for: [Signature]
 Prepared by: [Signature]



① Site Perspective From Crusey and Parks Hwy - Existing

② Site Perspective From Crusey and Parks Hwy - New

DRAWINGS AT 1/8" = 1' SCALE UNLESS INDICATED

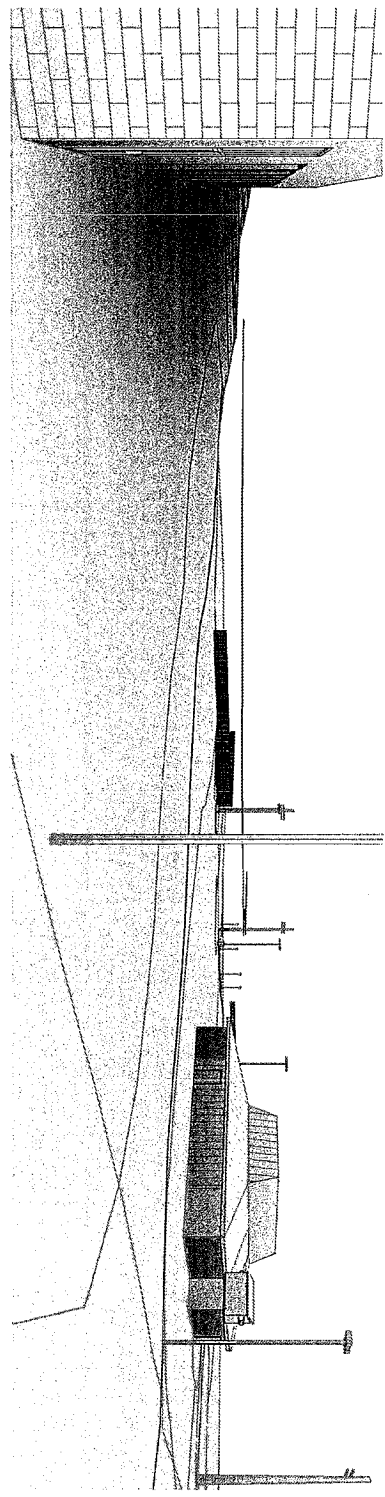
Project No. 2010-001
 Date: 02/14/14
 Drawing Title: A05
 Description: Site

Lake Side Plaza
 Lot 16A and A10, Block 1
 Lake Shore Subdivision
 16th Crusey Street
 Waukegan, IL 60087

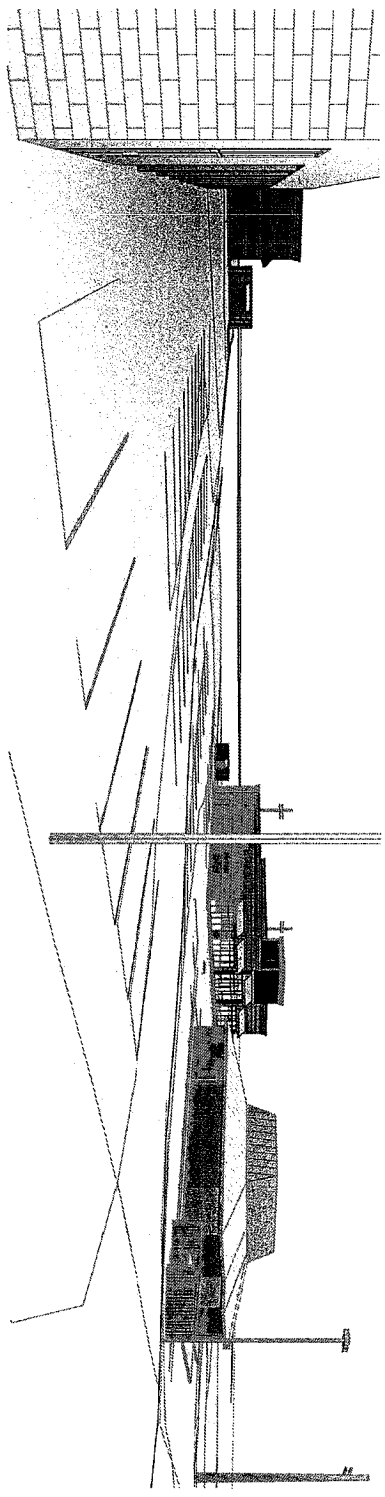
FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
 P.O. Box 23000 - Ardenwood, MA 01923-0001 - (508) 223-9103

ARCHITECT

7774 Parkway #
 Crown Pt., J01
 Channahon, IL 61615
 Project: 11-11-13
 Date: 02-14-14
 Title: Preliminary



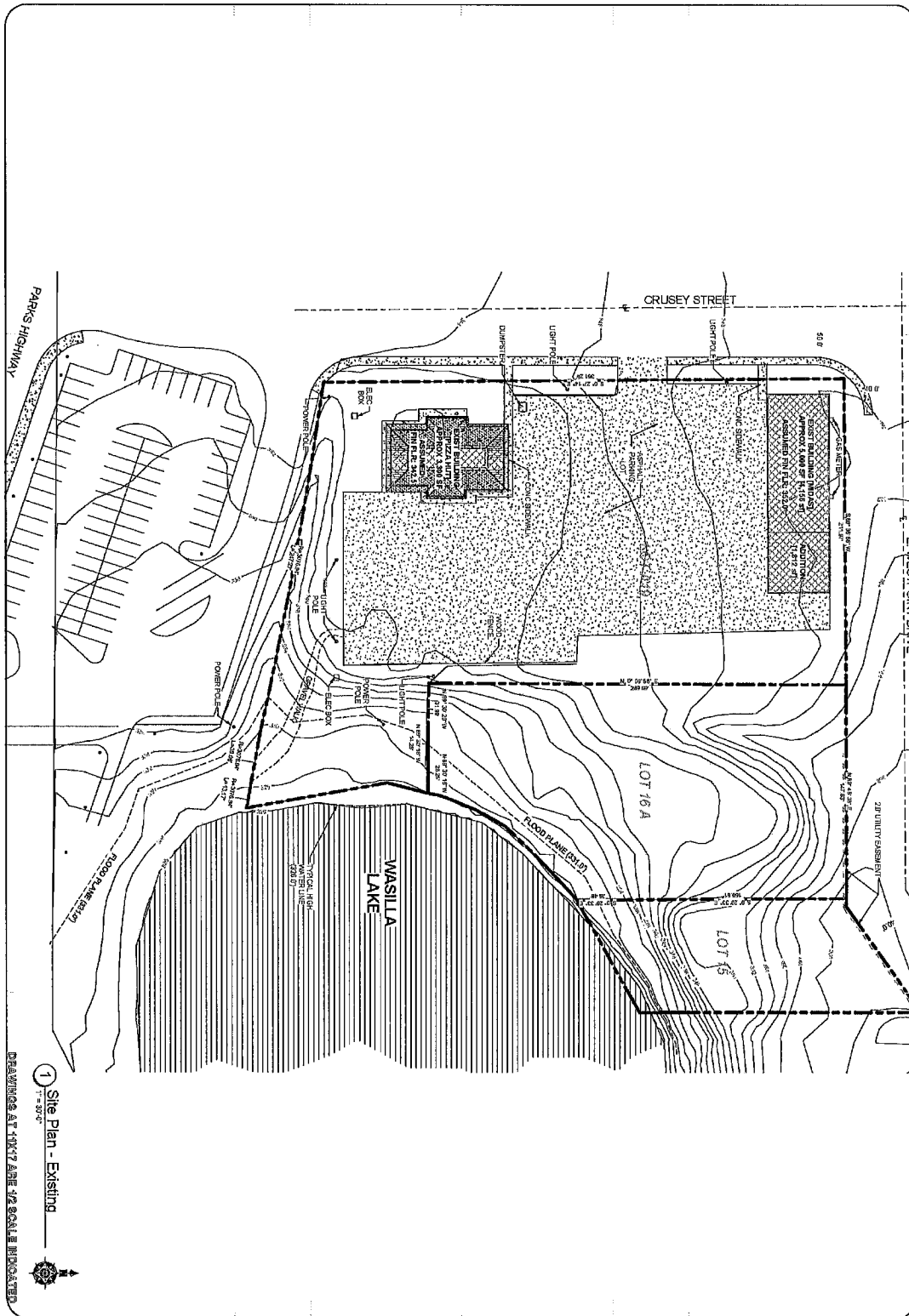
① Site Perspective From Crusey From Northwest - Existing



② Site Perspective From Crusey From Northwest - New

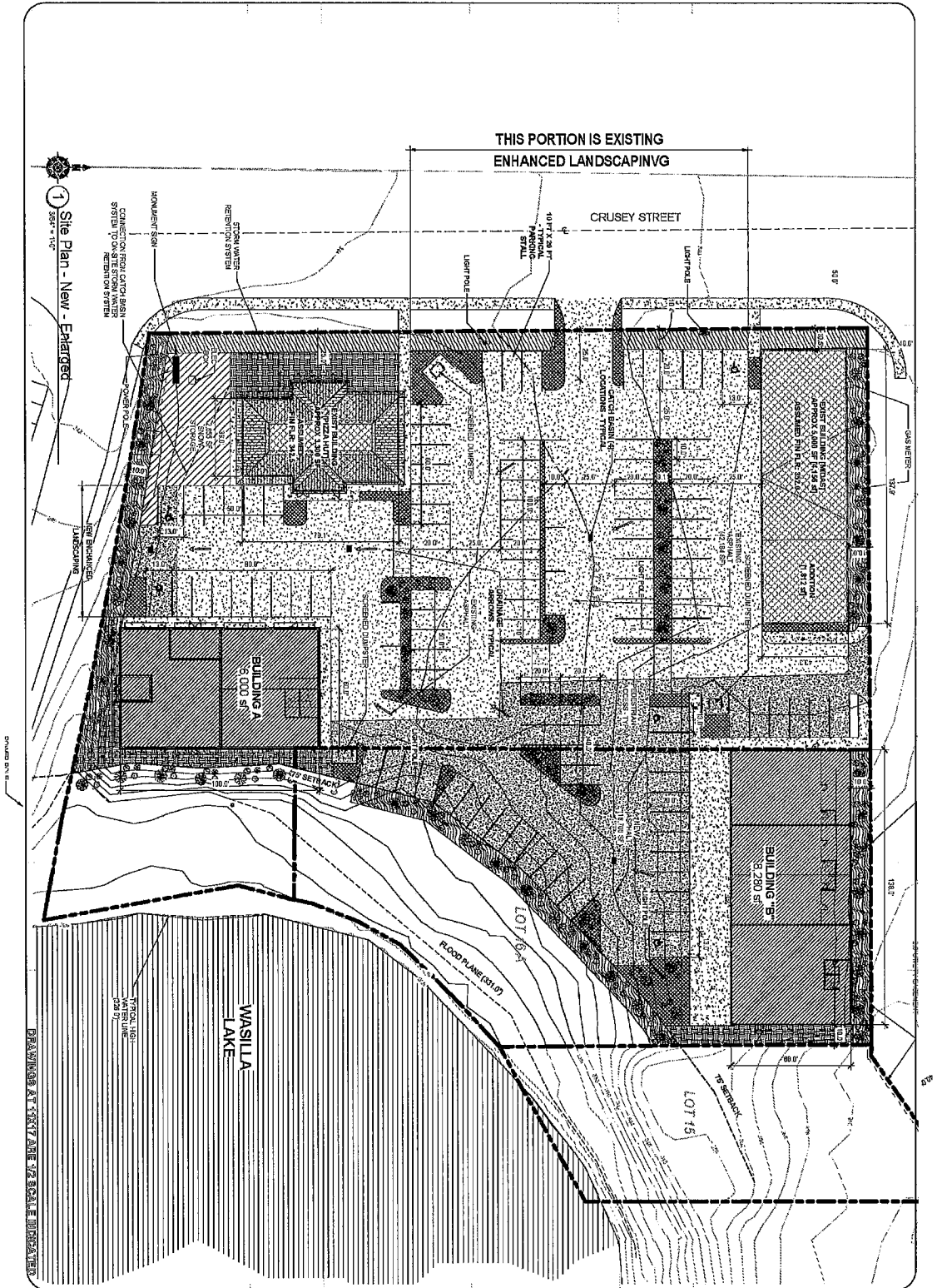
DRAWINGS AT 1/8" = 1' SCALE UNLESS INDICATED

<p>Project No. 478/2014-151317M A06</p>	<p>Lake Side Plaza Lot 16A and A19, Block 1 Lakeshore Subdivision North Crusey Street Wichita, KS 67264</p>	<p>FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS P.O. Box 220283 - Anchorage, Alaska 99522-0283 - (907) 272-9193</p>	<p>ARCHITECT 4/26/14</p>	<p>DATE: 04/14/14 DRAWN BY: JTB CHECKED BY: JTB PROJECT START DATE: 12/13/13 PROJECT NO: 478/2014-151317M REVISIONS: 02 11 14 REVISIONS: 01 11 14 PREPARED FOR: FAULKENBERRY</p>	<p>FINAL PROJECT # 20142_83 DRAWN BY: JTB CHECKED BY: JTB PROJECT START DATE: 12/13/13 PROJECT NO: 478/2014-151317M REVISIONS: 02 11 14 REVISIONS: 01 11 14 PREPARED FOR: FAULKENBERRY</p>
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1 Site Plan - Existing
 1" = 30'-0"
 DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED

<p>Printed on 4/18/2014 11:41:54 AM Site Plan Building A11</p>	<p>Lake Side Plaza Lot 16A and A19, Block 1 Culpeper Subdivision North Crusey Street Wasilla, AK 99654</p>	<p>FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS PO Box 22,001 - Anchorage, Alaska 99523-0001 - 317.722.8883</p>	<p>7/17/2014 Drawn By: JSH Checked By: TTP Project: 13-11-13 Revision Date: 03-14-14 Revision: Preliminary</p>	<p>7/17/2014 Drawn By: JSH Checked By: TTP Project: 13-11-13 Revision Date: 03-14-14 Revision: Preliminary</p>
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1 Site Plan - New - Enlarged
Scale: 1/4" = 1'-0"

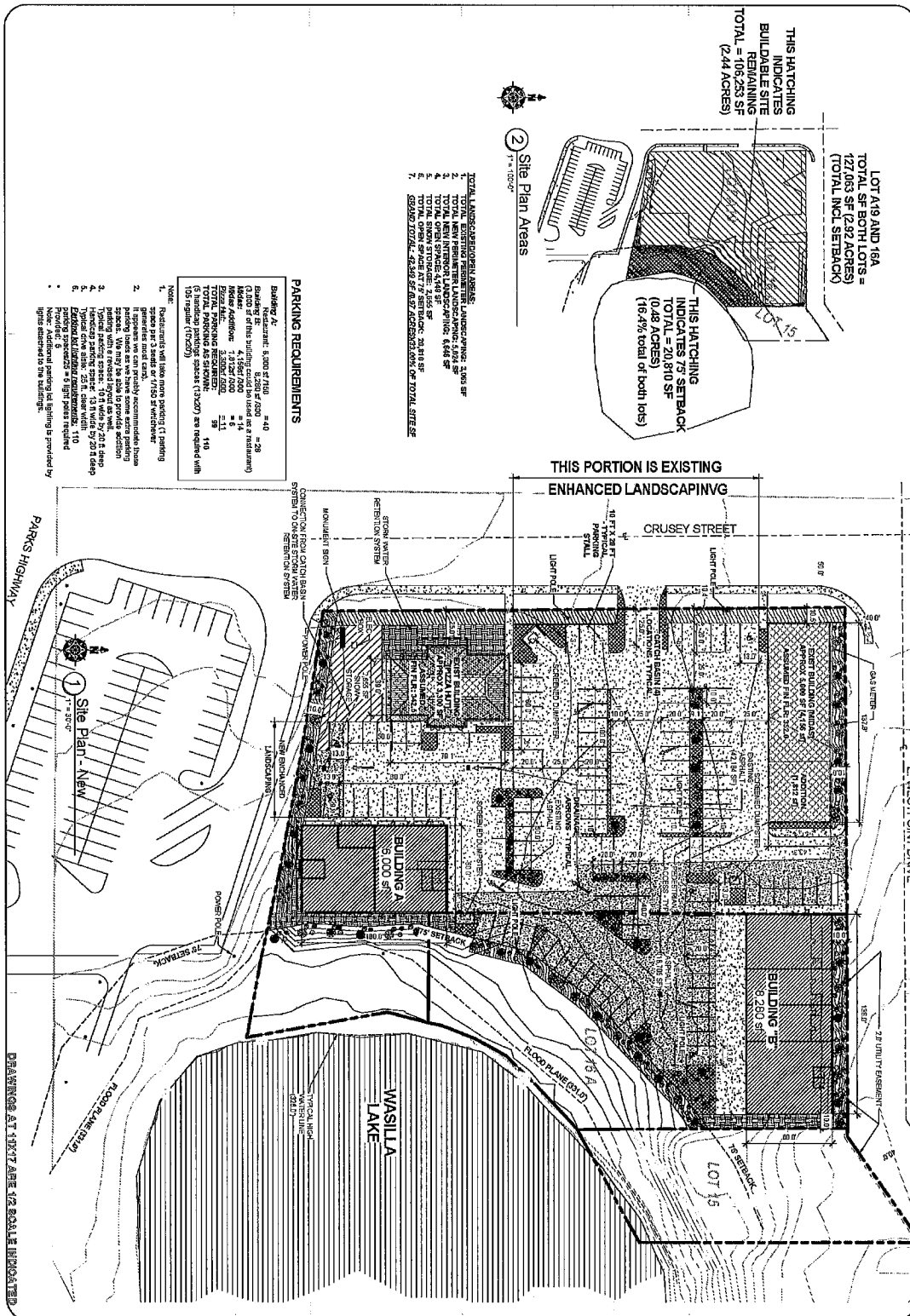
Lake Side Plaza
Lot 14 and A19, Block 1
Lakeview Subdivision
North Crusey Street
Wasilla, AK 99654

2013, Project
Owner: City of Wasilla
Prepared by: Designer
Reviewed by: Designer
Revision: 02/14/14
Checked by: Designer
Date: 02/14/14

FAULKENBERRY
& ASSOCIATES, INC.
ARCHITECTS
P.O. Box 220881 • Anchorage, Alaska 99522-0881 • 407.672.0020

2013, Project
Owner: City of Wasilla
Prepared by: Designer
Reviewed by: Designer
Revision: 02/14/14
Checked by: Designer
Date: 02/14/14

2013, Project
Owner: City of Wasilla
Prepared by: Designer
Reviewed by: Designer
Revision: 02/14/14
Checked by: Designer
Date: 02/14/14



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Lake Side Plaza

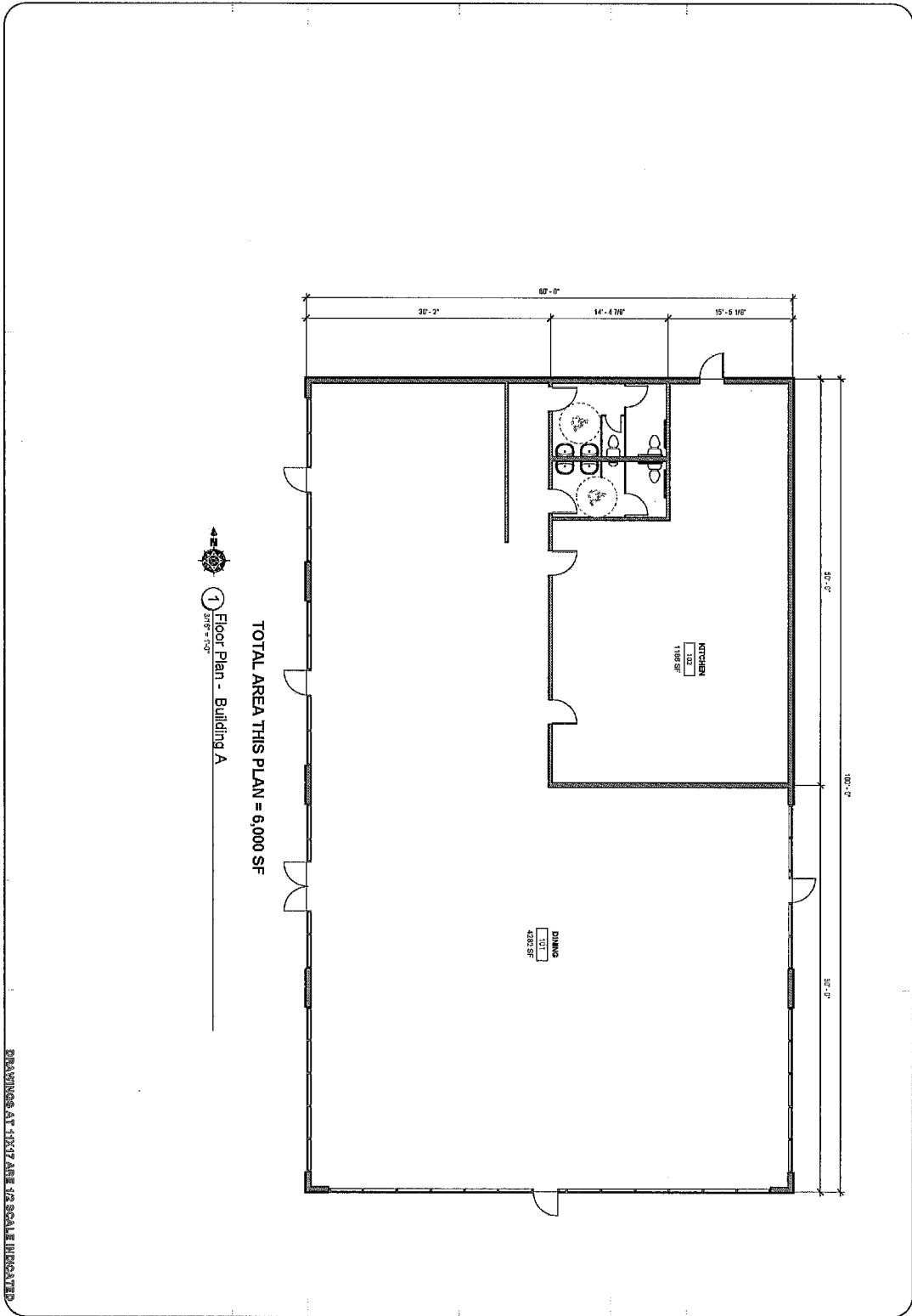
Lot 15A and A19, Block 1
Lake Side Subdivision
North Crusey Street
Wasilla, AK 99581

FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS

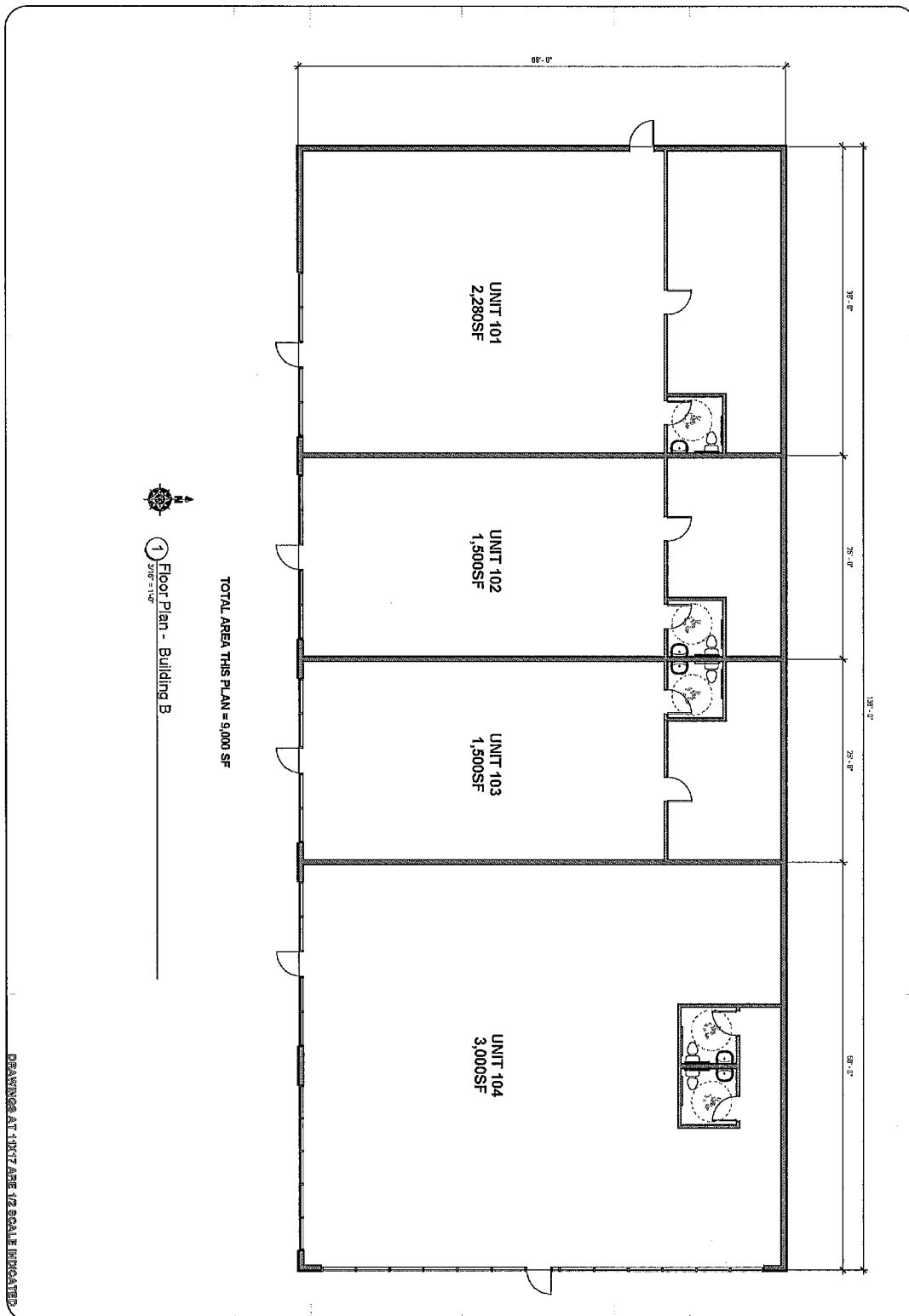
P.O. Box 20081 - Anchorage, Alaska 99510-0081 - (907) 522-2413

Project: Lake Side Plaza
Phase: Preliminary
Revision: 02/14/14
Drawn by: JSH
Checked by: JSH
Project: 15-11-13
Revision: 02/14/14

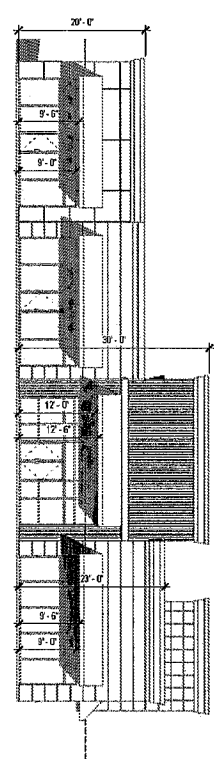
A1.2



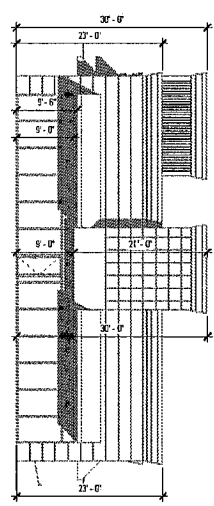
Printed on 4/18/2014 4:51:32 PM Lake Side Plaza Lot 18A and A19, Block 1 Lakeshore Subdivision North Chazy Street Viburno, AR 72054	FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS 110.011.20033 - Archange, Paris 9225.000 - (501) 672-9180	ARCHITECT A2.1	Date of Project 2013.12.13 Project Name Lake Side Plaza Project No. 105 11-11-13 Revision 02.01.14 Prepared for: [Redacted] Prepared by: [Redacted]	E214 Project # Date of Project 2013.12.13 Project Name Lake Side Plaza Project No. 105 11-11-13 Revision 02.01.14 Prepared for: [Redacted] Prepared by: [Redacted]
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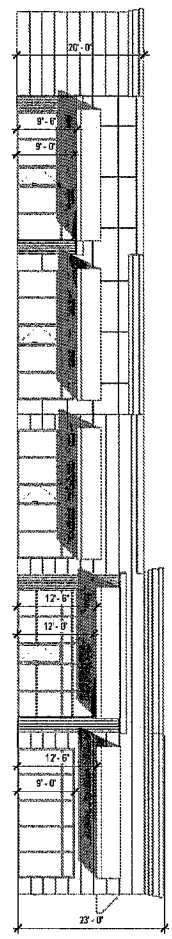
<p>Plotted on 4/18/2014 3:12:37 PM</p> <p>Lake Side Plaza</p> <p>Lot 18A and A18, Block 1 LakeShore Subdivision North Casey Street Woods, AK 99554</p> <p>A2.2</p>	<p>PAULKIMBERRY & ASSOCIATES, INC. ARCHITECTS</p> <p><small>P.O. Box 20093 - Anchorage, Alaska 99520-0093 - (907) 228-9100</small></p>	<p>Project No. 2013-03</p> <p>Drawn by: JCH</p> <p>Checked by: TDR</p> <p>Revised: 11-11-13</p> <p>Released: 02-04-14</p> <p>Prepared by: Preliminary</p>	<p>Scale: 1/8" = 1'-0"</p> <p>Author: JCH</p>
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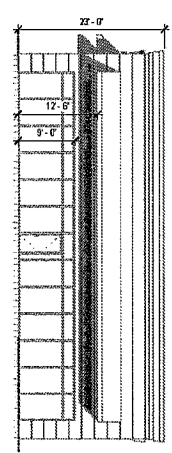
1 Elevation - Building A - West
1/8" = 1'-0"



3 Elevation - Building A - South
1/8" = 1'-0"



2 Elevation - Building B - South
1/8" = 1'-0"



4 Elevation - Building B - East
1/8" = 1'-0"

DRAWINGS AT OTHER ARE 1/2 SCALE UNLESS NOTED

Plot Date: 4/18/2014 4:13:51 PM

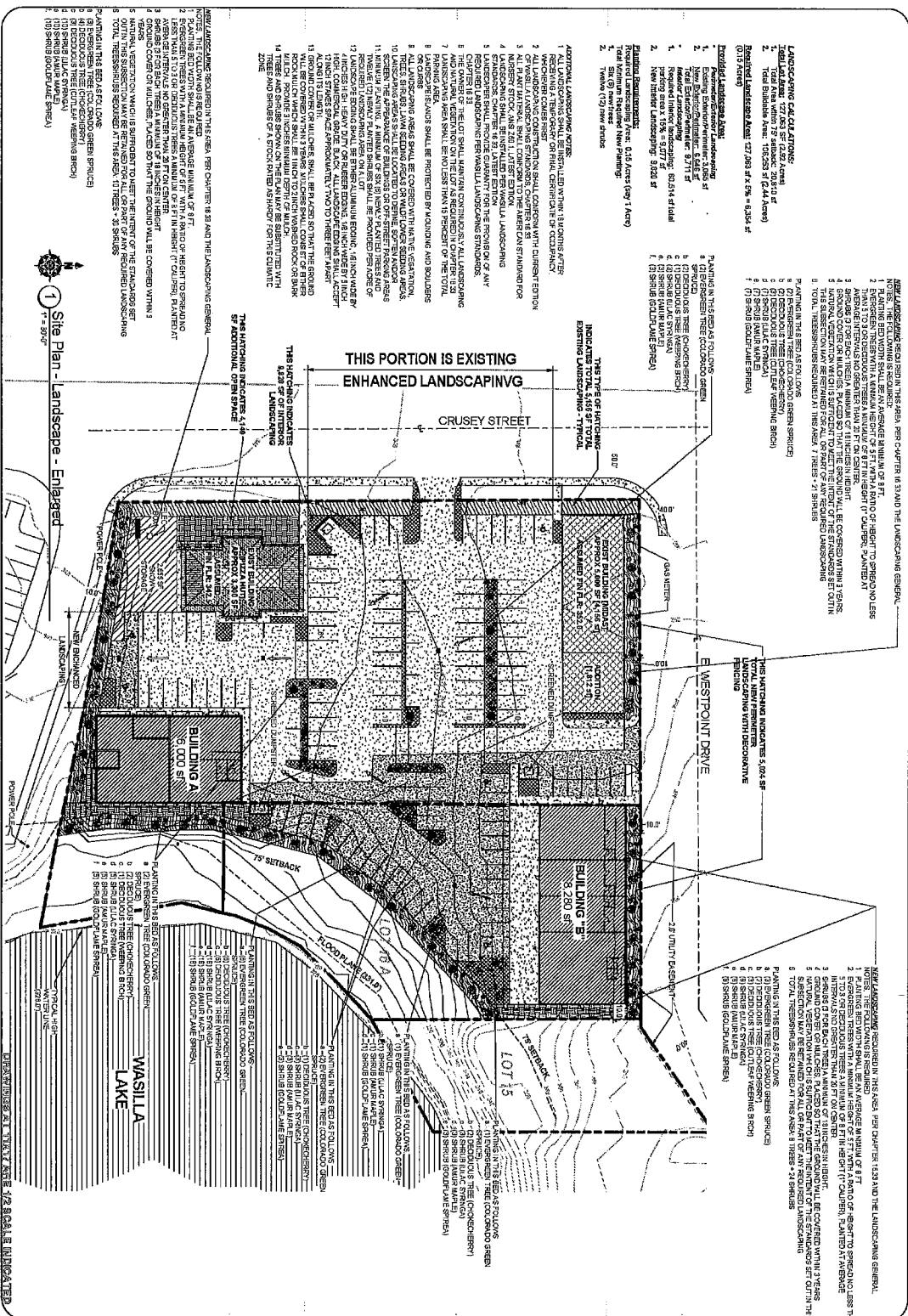
A3.1

Lake Side Plaza
 Exterior Elevations -
 Buildings A & B
 Lot 16A and A19, Block 1
 Lakeshore Subdivision
 North Ormsby Street
 Waukegan, IL 60054

PAUL KEMBERRY & ASSOCIATES, INC. ARCHITECTS
 P.O. Box 23020 - Archer Heights, IL 60623-0200 - (708) 622-0180

ARCHITECT
 4/18/2014

FILED Project #
 2014.03.03
 Drawn By: JCH
 Project Start Date: 10/11/13
 11/11/13
 Released For: Final
 Transmitted



- LANDSCAPING CALCULATIONS:**
- 1. Total Area: 10,233 sq ft (2.44 Acres)
 - 2. Total Building Area: 10,233 sq ft (2.44 Acres)
 - 3. Remaining Landscaping Area: 0.13 Acres (1,100 sq ft)

- Required Landscaping Area: 0.13 Acres (1,100 sq ft)**
- 1. Existing Site Landscaping: 0.05 Acres (430 sq ft)
 - 2. New Site Landscaping: 0.08 Acres (670 sq ft)

- Planting in this area follows:**
1. 10' x 10' grid
 2. 10' x 10' grid
 3. 10' x 10' grid
 4. 10' x 10' grid
 5. 10' x 10' grid
 6. 10' x 10' grid
 7. 10' x 10' grid
 8. 10' x 10' grid
 9. 10' x 10' grid
 10. 10' x 10' grid

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 8. 10' x 10' grid
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 10. 10' x 10' grid

<p>FAULKNER & ASSOCIATES, INC. ARCHITECTS</p> <p>1000 N. ... P.O. Box 20000 - Anchorage, Alaska 99529-0003 - (907) 272-9193</p>	<p>Lake Side Plaza</p> <p>Lot 16A and A19, Block 1 Crusey Street North Crusey Street Ward, AK 99584</p>	<p>Scale: 1/8" = 1'-0"</p> <p>Date: 08/04/14</p> <p>Project: 14-11-13</p> <p>Phase: Preliminary</p>	<p>Drawn By: Chank</p> <p>Checked By: Chank</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: 08/04/14</p> <p>Project: 14-11-13</p> <p>Phase: Preliminary</p>
		<p>Site Plan - Landscape - Enlarged</p> <p>Project No. 14-11-13</p>	

