

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-11(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NUMBER CU 14-04 TO CONSTRUCT AN 8,280
SQUARE FOOT COMMERCIAL BUILDING ON LOT 16A, LAKESHORE
RESUBDIVISION, LOCATED IN THE RESIDENTIAL MULTIFAMILY ZONING
DISTRICT.**

WHEREAS, Kurban Kurani, owner, submitted Conditional Use Permit Number 14-04 requesting approval to construct a 8,280 square foot commercial building on April 21, 2014; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; 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 public hearing was published in the Frontiersman on May 6, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on May 13, 2014; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written

and verbal comments, the applicable provisions of the Wasilla Land Development 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

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:

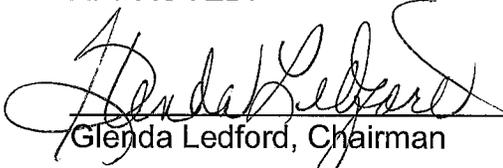
1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. A sidewalk must be constructed along the entire length of the subject property abutting E. Westpoint Drive and must connect into the existing sidewalk at the intersection of Crusey Street and E. Westpoint Drive. Additionally, the new sidewalk must connect to the sidewalk proposed along the western edge of Building "B" on the site plan in Exhibit B.
5. 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. 14-11. 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.

6. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
7. An as-built survey must be submitted to the Planning Department after completion of the addition.
8. Any new electric service lines on the lot must be installed underground.
9. A transportation impact analysis must be prepared and provided to the City Public Works Director and City Planner.

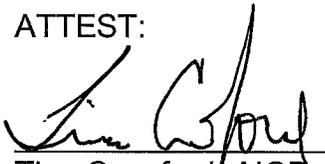
ADOPTED by the Wasilla Planning Commission on May 13, 2014.

APPROVED:


Glenda Ledford, Chairman

5/21/14
Date

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Yes: Dean, Kelly, Ledford, Pinard
 No: Means

EXHIBIT A
Wasilla Planning Commission Resolution 14-11
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.

16.16.050(1)&(5) *Neighbors/Neighborhoods. 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 this parcel is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding: The proposed commercial building is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business" and the Commercial zoning that implements the adopted Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding: The specific approval criteria under 16.16.060 are not applicable since a commercial building is not one of the special uses with additional criteria.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: The City mailed 107 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received – one from the Borough Platting Division with no comments, one from the Borough Planning Department noting that a portion of the lots are within a flood zone and will require a flood hazard development permit, and one comment from a property opposing the development. Any comments received after the compilation of the packet will be provided at the public hearing.

16.16.050(6) ***Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***

Finding: The Borough Fire Chief's office will review this proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

16.16.050(7) ***Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***

Finding: The proposed commercial building will not significantly impact the street system or create a danger to pedestrians.

16.16.050(8) ***Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010 with the exception of a very small portion of the rear setback along the property line abutting Lot 16A (see site plan for details.) The applicant has submitted a variance application requesting a variance of 25 feet to the required 25 foot setback in this area. With approval of the variance, this criterion is met.

16.24.050(9) ***Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Finding: The attached site plan indicates 110 paved parking spaces, adequate paved aisle widths, and the applicant adequate snow storage on the site.

16.16.050(10) ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Finding: Water, sewer, and other utilities are available in the area.

16.16.050(11) *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.*

Finding: The proposed site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

16.16.050(12) *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.*

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on Crusey Street, which is designated as a Major Collector roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is developed and zoned Commercial with the exception of the property adjacent to the east. That property is zoned Residential Multifamily but the applicant also owns that lot and is seeking conditional use approval for a commercial building.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment*

regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.

Finding: The proposed addition will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

16.16.050(15) Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:

- a. **A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.**
- b. **Adequately sized, located and screened trash receptacles and areas.**

Finding: The proposed site plan shows the required landscaping and vegetation.

16.16.050(16) Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.

Finding: Sidewalks currently existing along Crusey but none are located on Westpoint Drive. Staff is recommending that the applicant construct a sidewalk along Westpoint Drive that connects to the sidewalk shown for Building "B".

16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution

system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or

certificate for the water from the state. The system must be built to city specifications available from the engineer.

Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits. Additionally, the site plan shows the drainage directed to the south, which will be directed to an on-site stormwater retention system.

16.16.050(18) ***Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment but did not provide any objections.

16.16.050(19) ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light & air.***

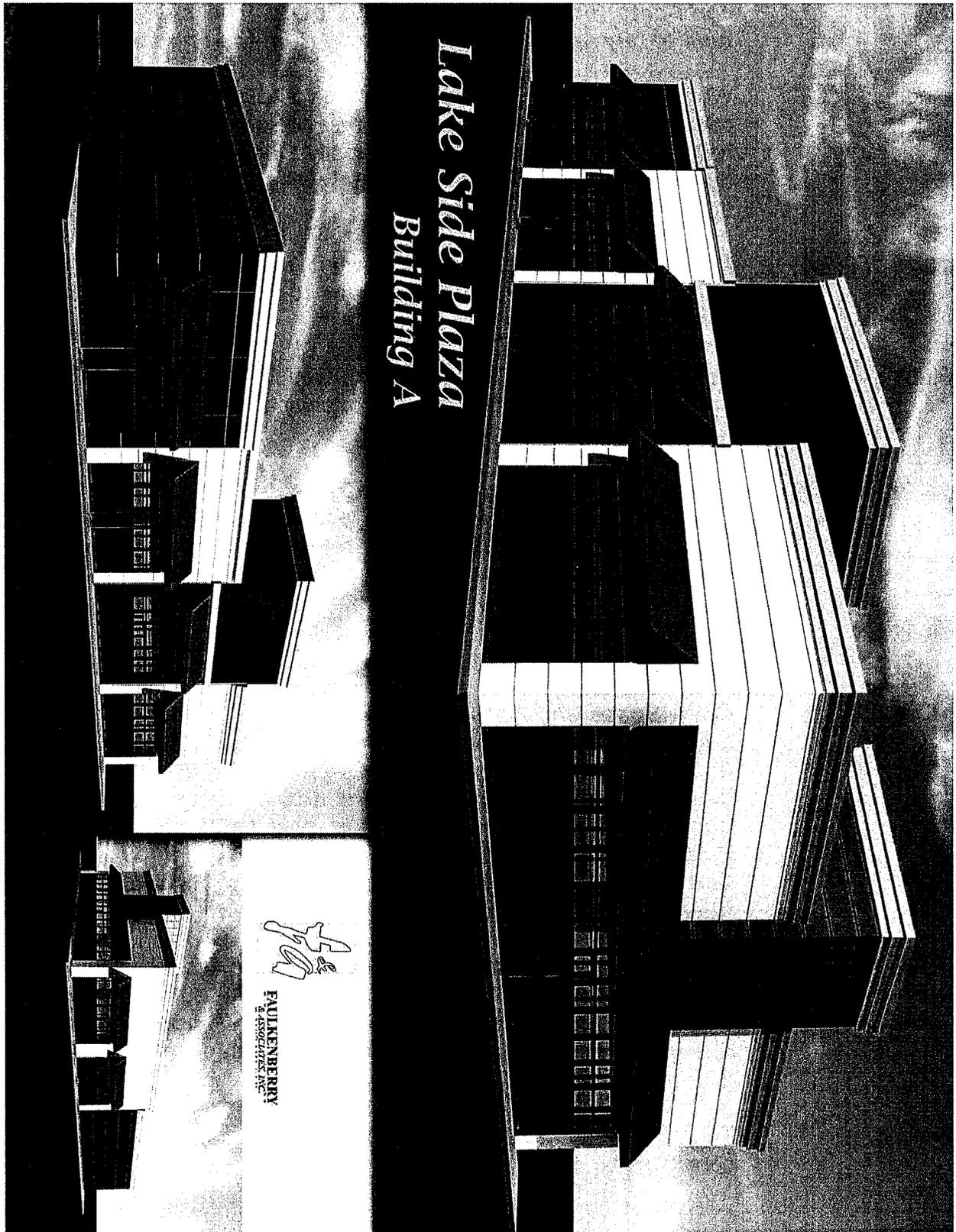
Finding: The proposed commercial building blends in with the building architecture in the surrounding area.

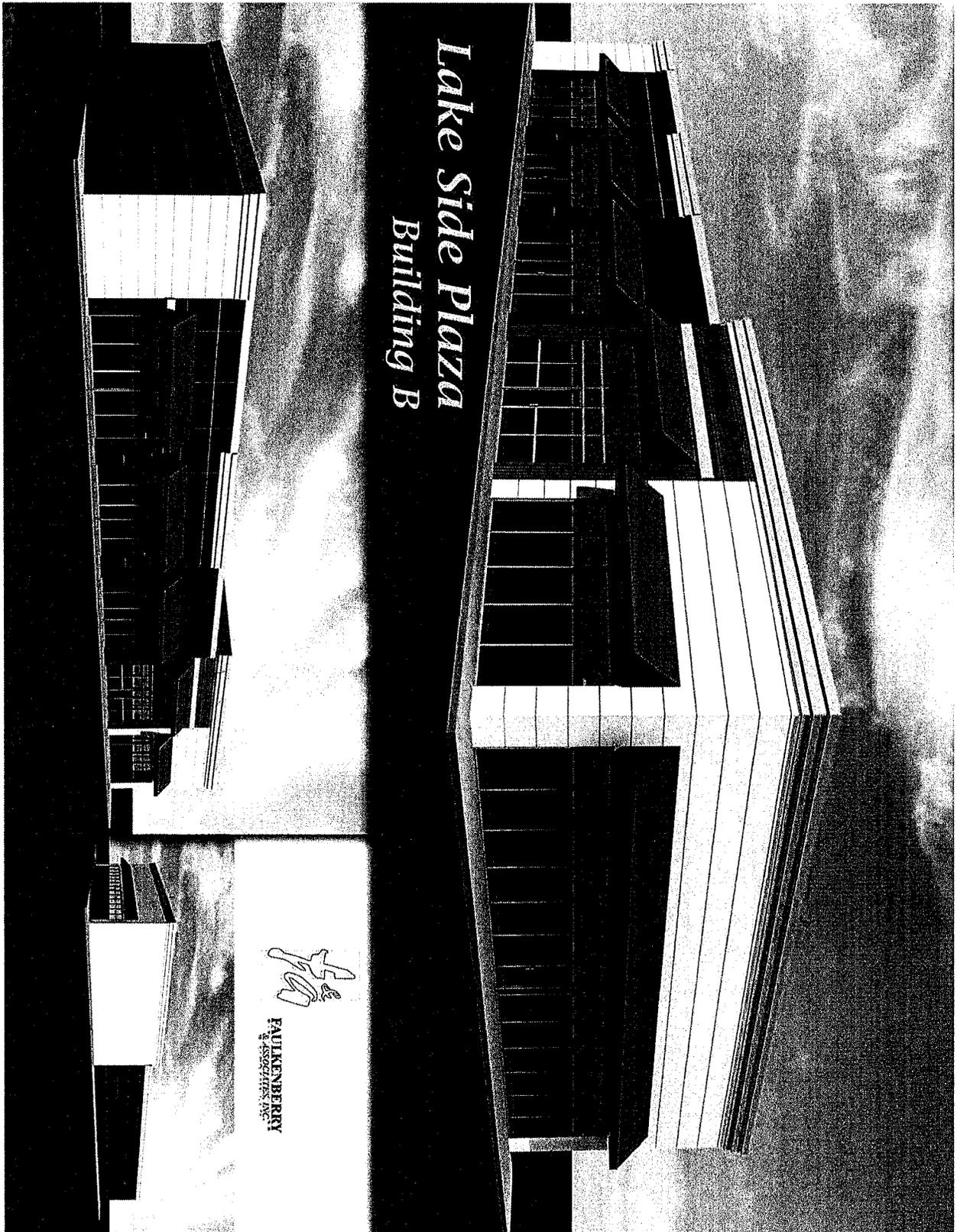
16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding: No additional land is necessary for open space and facilities.

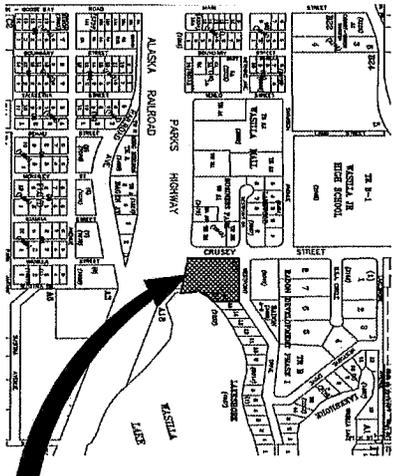
16.16.050(21) ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Finding: There are no foreseeable problems anticipated from winter conditions.





Sheet Number	Sheet Name
A1.0	Title Sheet
A1.1	Proposed - Building A
A1.2	Proposed - Building B
A1.3	Proposed - Site
A1.4	Proposed - Site
A1.5	Site Plan Existing
A1.6	Site Plan - New
A1.7	Final Plan - Building A
A1.8	Final Plan - Building B
A1.9	Final Site Plan - Subdivision 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
1215 W. 10th St. - Anchorage, Alaska 99501 - 877-251-2118

OWNER:

DRAWING AT 1/8" = 1' SCALE INDICATED

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Lake Side Plaza

Project Name
Title Sheet

A0.0

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



**FAULKENBERRY
& ASSOCIATES, INC.**
ARCHITECTS
P.O. Box 230063 - Anchorage, Alaska 99523-0063 - (907) 522-9100

ALASKA
ARCHITECTS

Final Project #

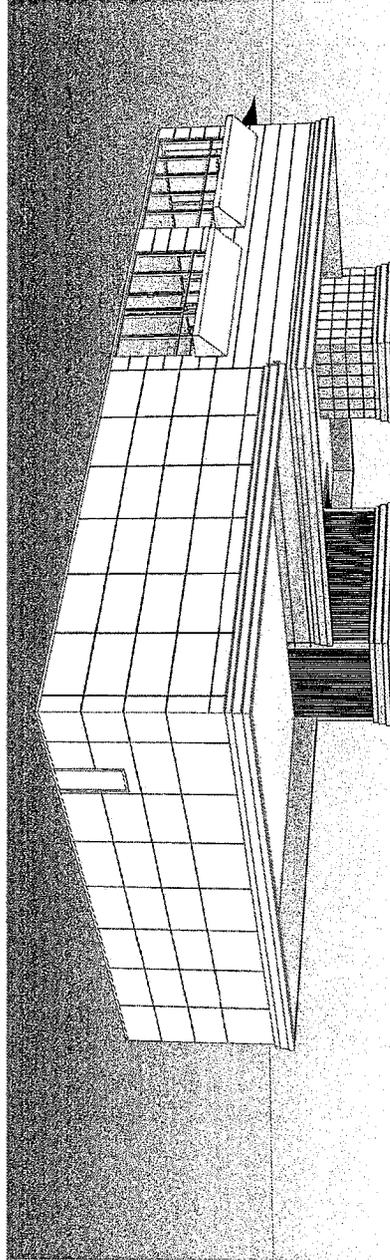
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Checked By: JHM

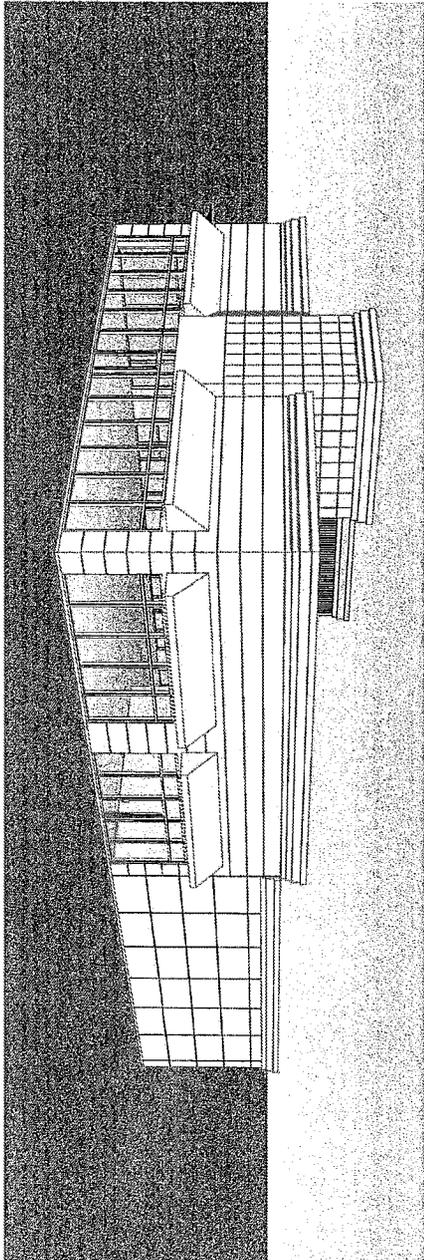
Project Start Date: 4/13/14

Revision Date: 02-24-14

Author: J. Faulkenberry



① Northeast Perspective View - Building A - Looking Southwest



② Southeast Perspective View - Building A - Looking Northwest

DRAWINGS AT 1/8" = 1' SCALE INDICATED

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Project: Lake Side Plaza
 Drawing: Perspective - Building A
 A0.2

Lake Side Plaza
 Lot 16A and A19, Block 1
 Lakeshore State-Arkness
 North Crusey Street
 Milledgeville, AR 71668

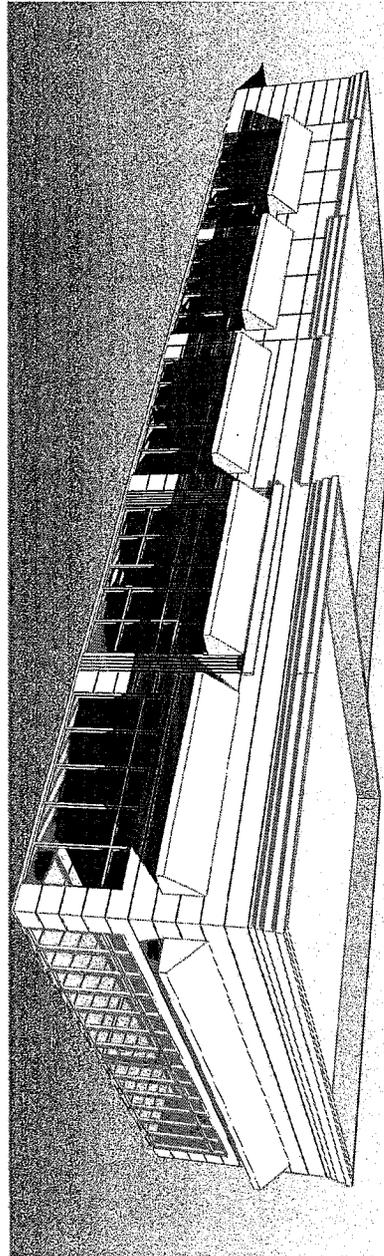


FAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS

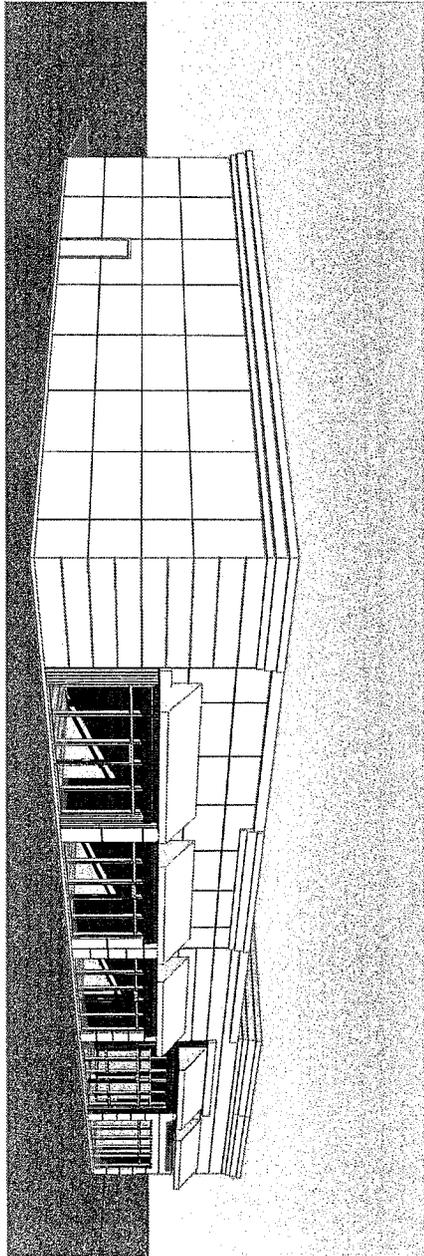
P.O. Box 28039 - Anchorage, Alaska 99523-0309 - (317) 573-9188

4/18/2014
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FAA Project #:
 Drawing: 201412_03
 JCH
 Checked By: JCH
 Project Start Date: 11/11/13
 Project End Date: 11/11/13
 Released On: 02-14-14
 Released For: Preliminary



① Southeast Perspective View - Building B - Looking Northwest



② Southwest Perspective View - Building B - Looking Northeast

DRAWINGS AT 1/8" = 1' AND 1/2" SCALE UNLESS OTHERWISE NOTED

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Lake Side Plaza
 Perspectives -
 Building B
 Lot 16A and A19, Block 1
 Lakeshore Subdivision
 North Crossy Street
 Wasilla, AK 99684

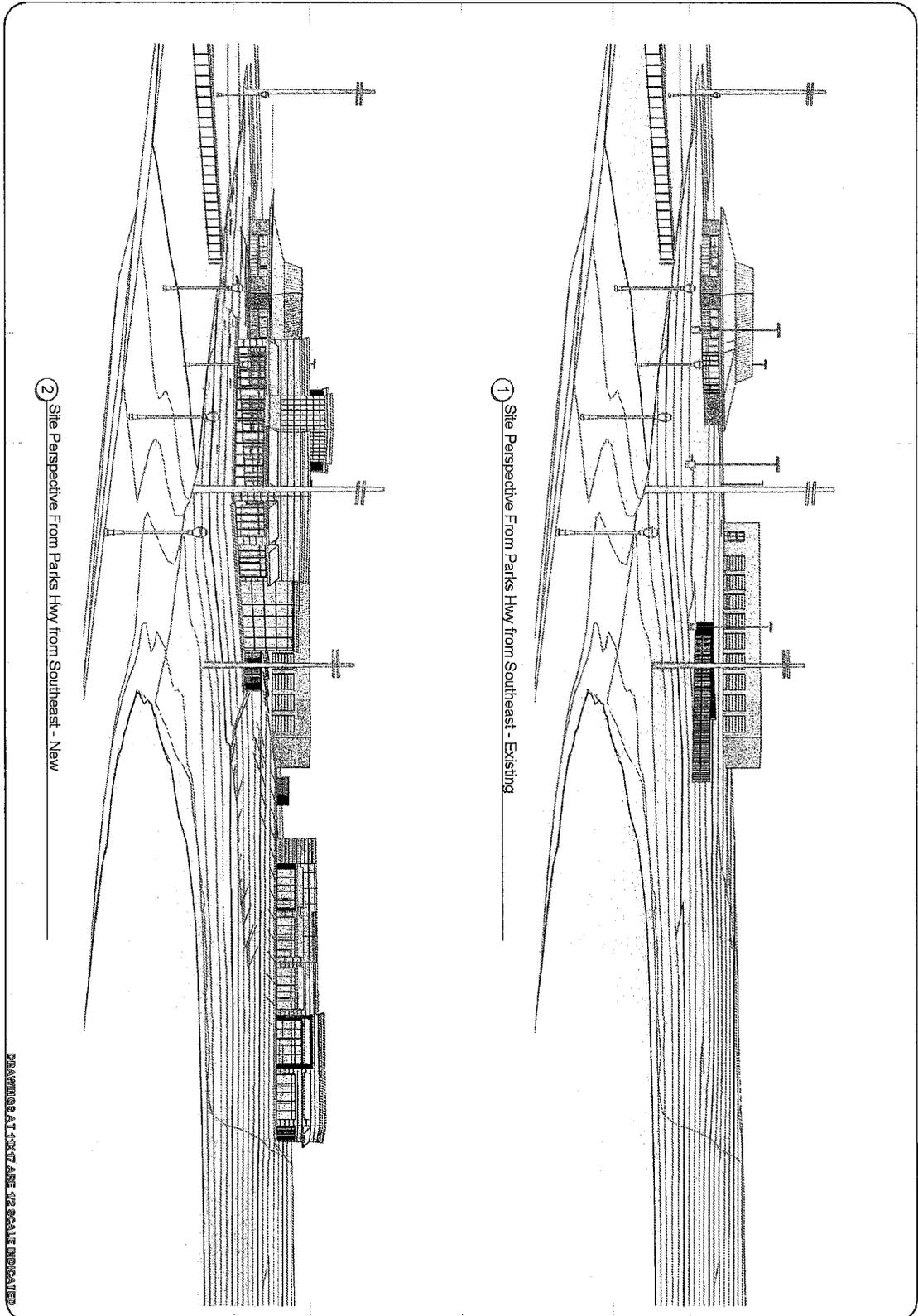


**FAULKENBERRY
 & ASSOCIATES, INC.**
ARCHITECTS

P.O. Box 220053 - Anchorage, Alaska 99523-0053 • (907) 522-9199

ARCHITECT

DATE: 02/14/14
 DRAWN BY: JCH
 CHECKED BY: JCH
 DATE: 11-11-13
 PROJECT: 14-11-AM
 SHEET: 02-14-14
 TITLE: Preliminary



① Site Perspective From Parks Hwy from Southeast - Existing

② Site Perspective From Parks Hwy from Southeast - New

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

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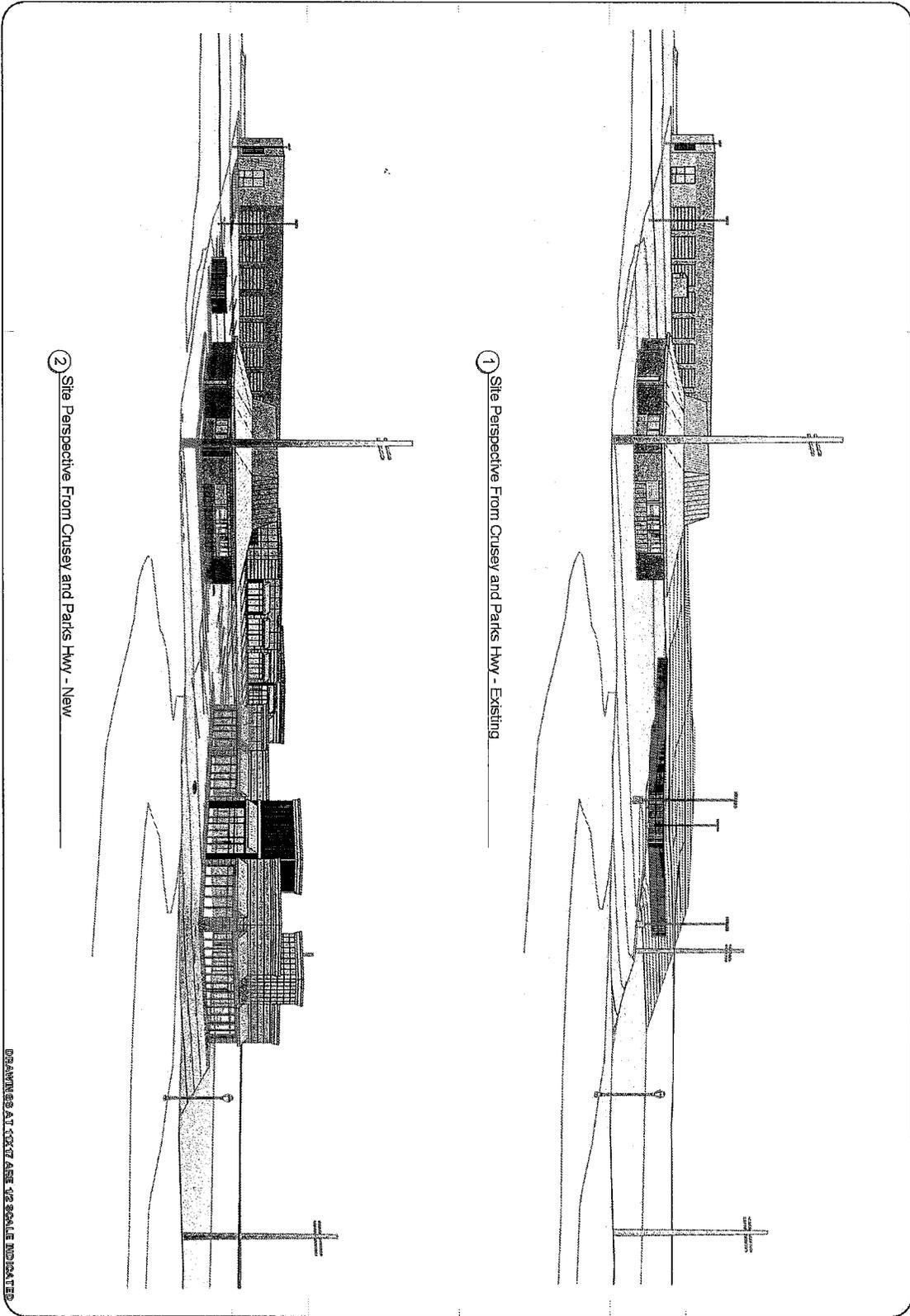
A0.4

Lake Side Plaza
 Lot 16A and A19, Block 1
 Lakeshore Subdivision
 North Crane Street
 Waukegan, IL 60084

FAULKNERBERRY & ASSOCIATES, INC.
ARCHITECTS
 P.O. Box 230093 - Anchorage, Alaska 99523-0093 - (907) 528-1193

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File Project #:
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 Drawn By: JCH
 Project Start Date: 11/11/13
 Release Date: 4/10/14
 Released for: Preliminary



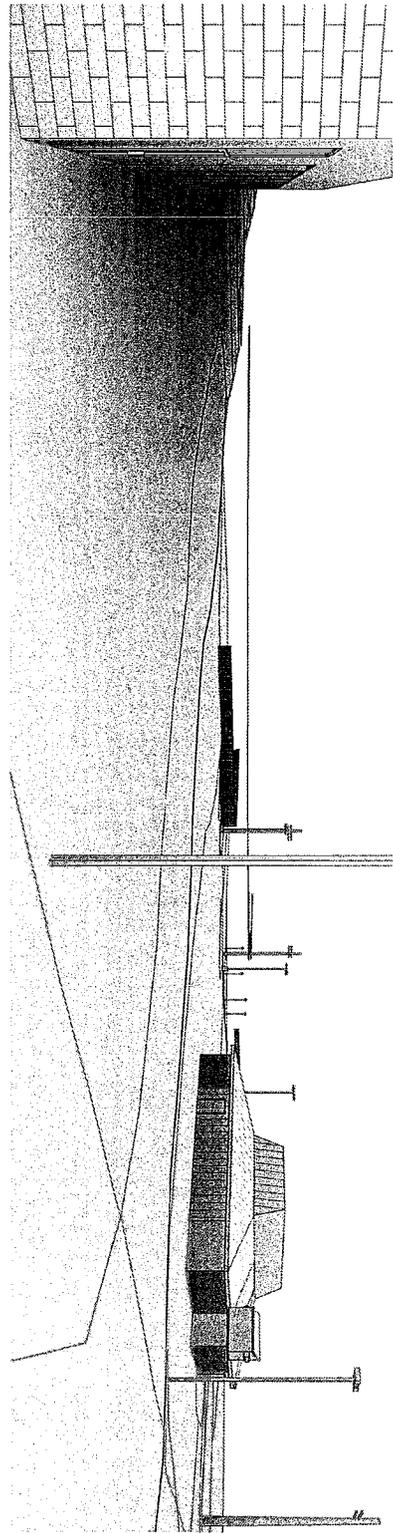
① Site Perspective From Crusey and Parks Hwy - Existing

② Site Perspective From Crusey and Parks Hwy - New

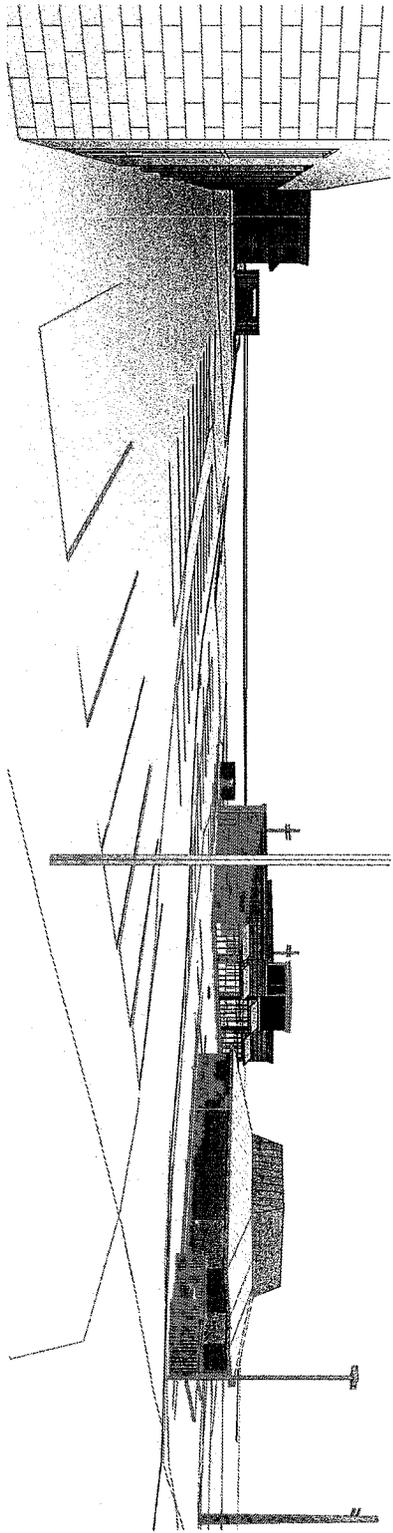
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<p>A0.5</p>	<p>Lake Side Plaza</p> <p>Project: Crusey and Parks Hwy - Site</p> <p>Lot 16A and A19, Block 1 Lakeshore Subdivision North Crusey Street Wausau, WI 54984</p>	 <p>FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS</p> <p>P.O. Box 28003 - Anchorage, Alaska 99502-0033 - (907) 522-9103</p>	<p>DATE: P.L.S. 03/14</p>	<p>Checked By: STB JTB</p> <p>Project: 02-11-13</p> <p>Release Date: 02-11-14</p> <p>Released by: T. Sweeney</p>	<p>File Project #</p>
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① Site Perspective From Crusey From Northwest - Existing

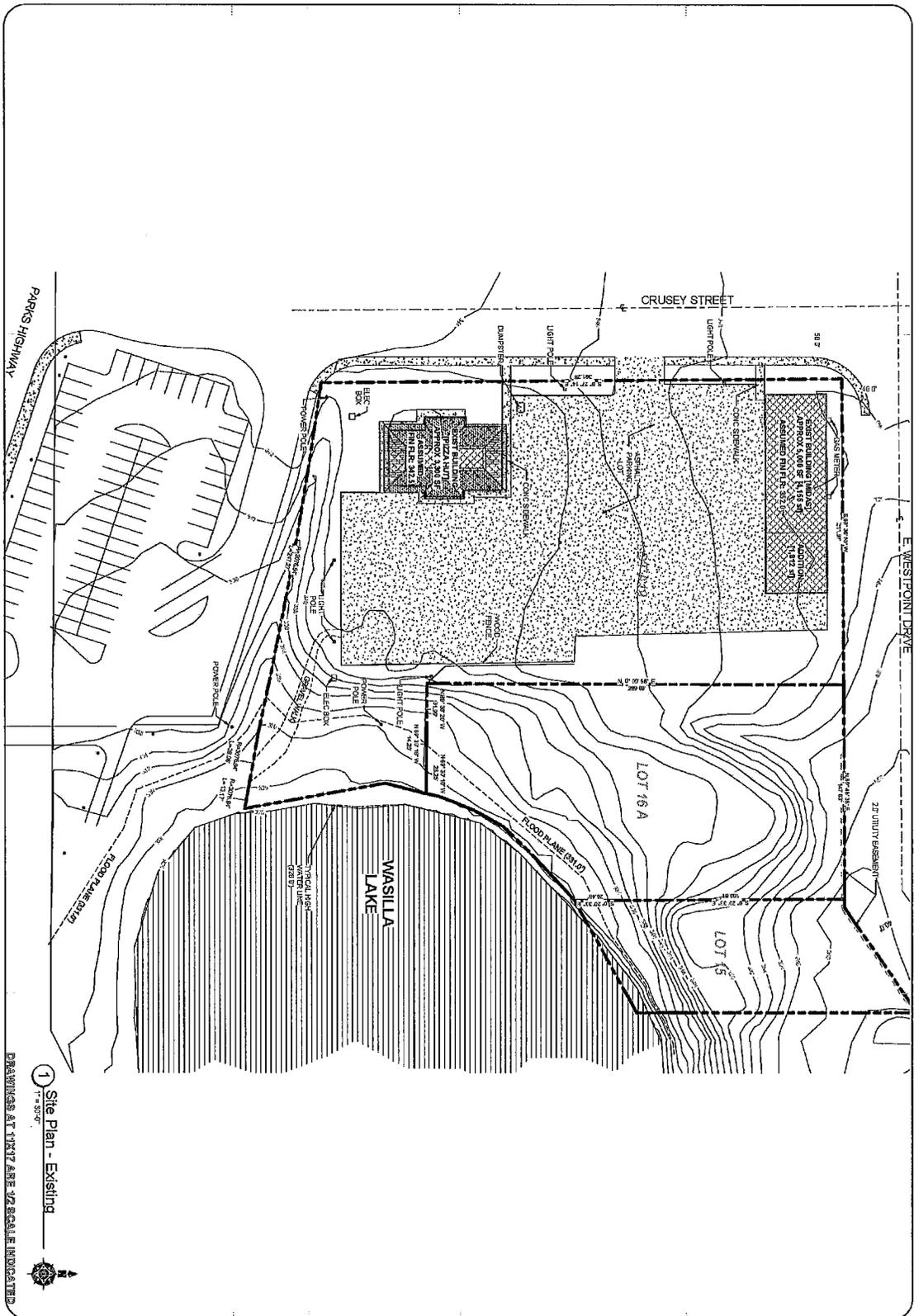


② Site Perspective From Crusey From Northwest - New

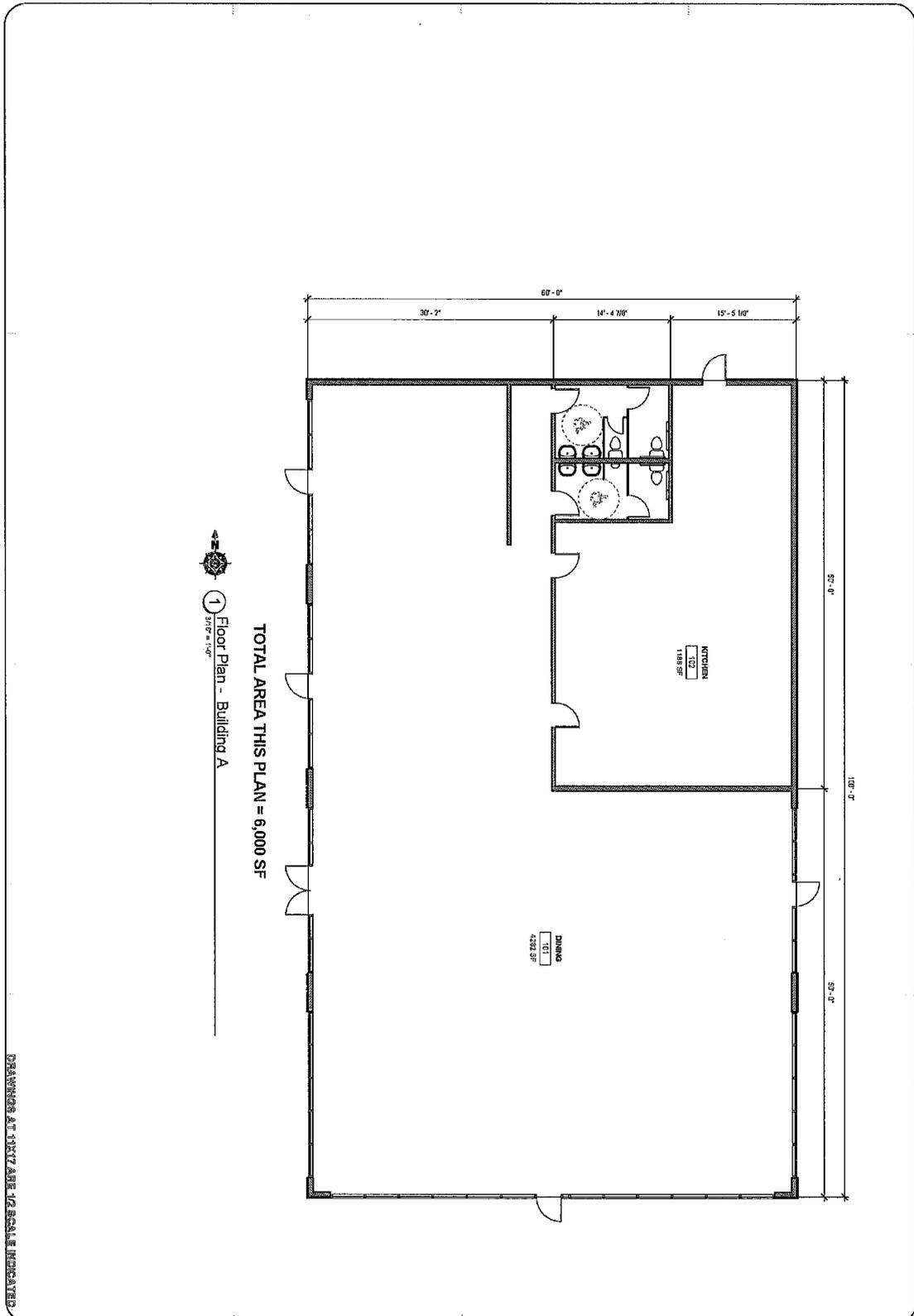
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<p>A0.6</p>	<p>Lake Side Plaza</p> <p>Lot 16A and A19, Block 1 Lakeshore Subdivision North Crusey Street Windsor, WV 26064</p>	<p>PAUL KENBERRY & ASSOCIATES, INC. ARCHITECTS</p> <p>P.O. Box 20089 - Anchorage, Alaska 99520-0089 - (907) 221-0189</p>	<p>4/18/2014 4:28:07 PM</p>	<p>File Project # Owner: JKI Checked By: TDP Project Start Date: 11/11/13 Released For: 02-14-14 Prepared By: P. Kenberry</p>	<p>4/18/2014 4:28:07 PM</p>
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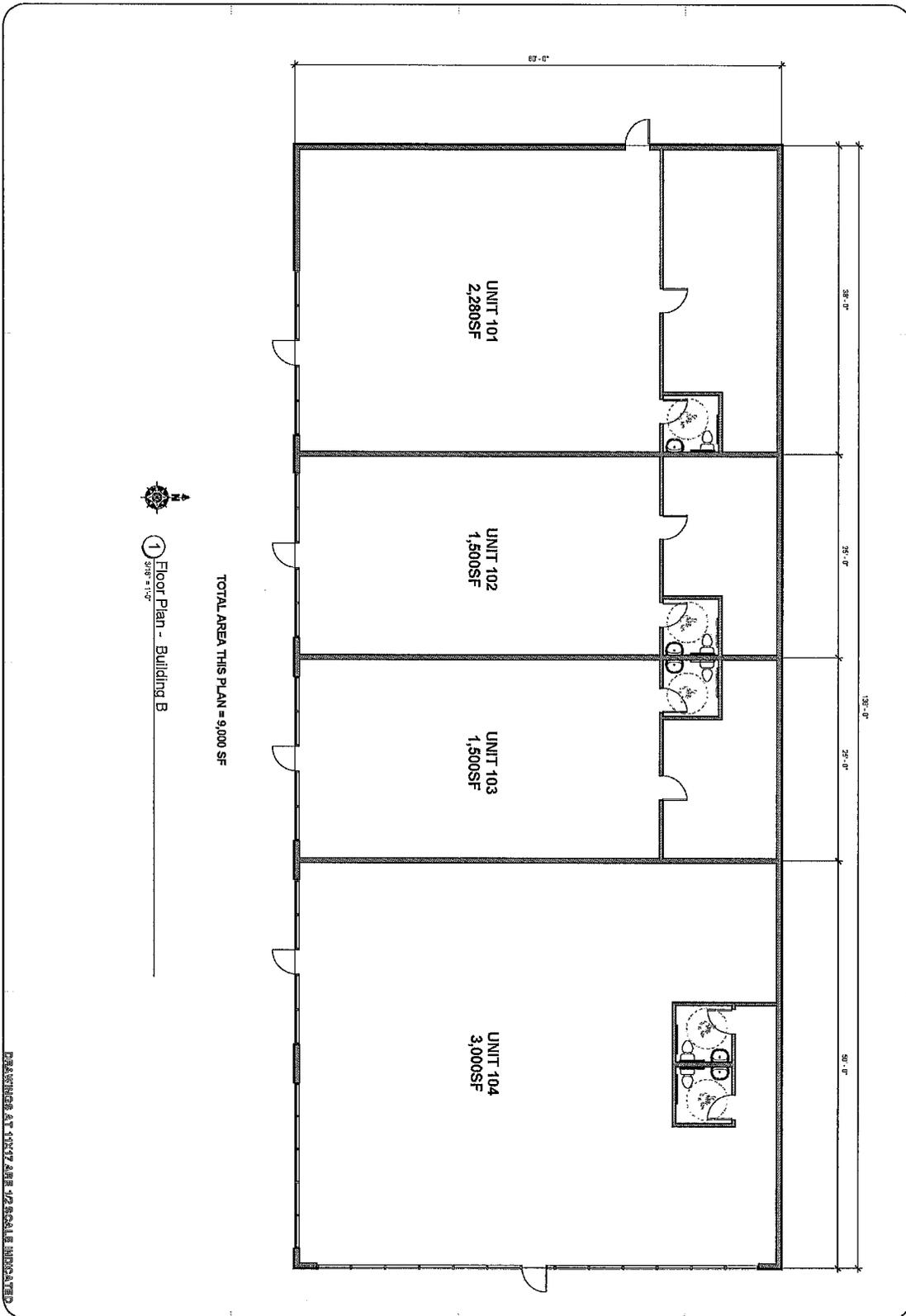


<p>Printed on 4/18/2014 4:15:22 PM</p> <p>Lake Side Plaza</p> <p>Site Plan Building</p> <p>Lot 15A and A18, Block 1 Lakeside Subdivision North Crusey Street Wasilla, AK 99684</p> <p>A1.1</p>	<p>FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS</p> <p>42515th ANCHORAGE, AK 99503</p> <p>P.O. Box 220003 - Anchorage, Alaska 99522-0003 - 907-522-0183</p>	<p>Drawn By: JCH</p> <p>Checked By: JCH</p> <p>Project: 14-11-13</p> <p>Revision Date: 03-14-14</p> <p>Phase: Preliminary</p>	<p>File Path: C:\Users\jch\Documents\14-11-13\Lake Side Plaza\A1.1.dwg</p> <p>Scale: 1" = 30'-0"</p> <p>North Arrow: True North</p>
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DRAWINGS AT 1/8"=1'-0" UNLESS INDICATED

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DRAWINGS AT 1/8" = 1'-0" SCALE INDICATED



1 Floor Plan - Building B

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Lake Side Plaza
 Lot 16A and A19, Block 1
 Lakeshore Subdivision
 North County Street
 Waukegan, IL 60084



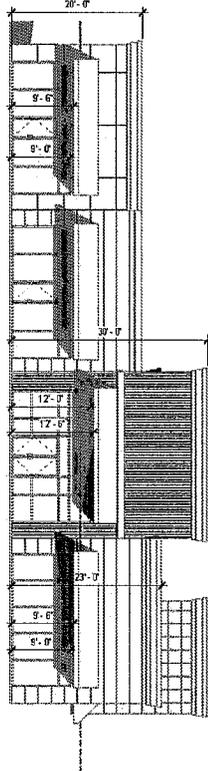
**FAULKENBERRY
& ASSOCIATES, INC.**
 ARCHITECTS

P.O. Box 20066 - Arden, N.C. 28520-0006 - 919.672.9193

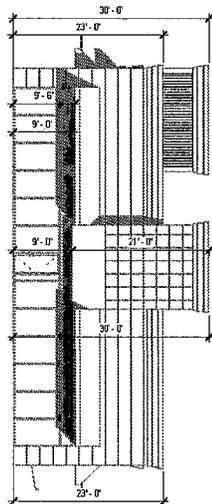
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5/14/2014
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 Project End Date: 02/14/14
 Released for: Final Review

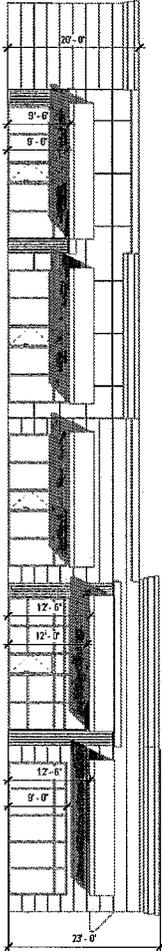
A2.2



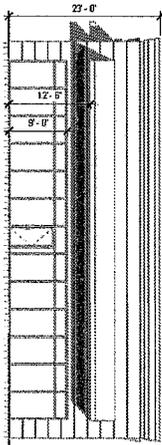
① Elevation - Building A - West
1/8" = 1'-0"



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 1/8" = 1'-0" SCALE UNLESS INDICATED

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Lake Side Plaza
 Project: Elevations -
 Buildings A & B
 Lot 16A and A19, Block 1
 Lakeshore Subdivision
 North Crissey Street
 Meads, AK 99554

A3.1

PAUL KRNBERRY & ASSOCIATES, INC.
ARCHITECTS
 P.O. Box 20033 - Anchorage, Alaska 99523-0033 - (907) 222-9193

Approved for Construction
 Date: 4/16/14
 Checked By: JPH
 Project Start Date: 10/13/13
 Revision: 02-14-14
 Prepared for: **WILSON**

