

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-12(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V14-03 ALLOWING A VARIANCE OF FIVE FEET TO THE MINIMUM FIVE FOOT SIDE YARD SETBACK TO ALLOW A ZERO SIDE YARD SETBACK ON THE WESTERN SIDE OF THE LOT AND A VARIANCE OF 15 FEET TO THE MINIMUM 25 FOOT FRONT YARD SETBACK TO ALLOW A 10 FOOT FRONT YARD SETBACK ALONG WESTPOINT DRIVE IN ORDER TO CONSTRUCT AN 8,280 SQUARE FOOT COMMERCIAL BUILDING, LOCATED ON LOT 16A, BLOCK 1, LAKESHORE RESUBDIVISION, IN THE RESIDENTIAL MULTIFAMILY 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:

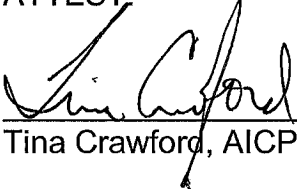
- 1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
- 2. Construction on the site must substantially comply with the site plan and landscape plans date stamped April 21, 2014, attached as Exhibit B to Resolution Serial No. 14-12. 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 14-12
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 required front and side yard setbacks will create an unnecessary hardship on the property owner. The proposed front yard setback is similar to the adjoining property to the west and the requested side yard setback along the western property line abuts a lot that is also owned by the applicant.

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 Residential Multifamily zoning district as a conditional use. The owner has submitted the necessary conditional use application.

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

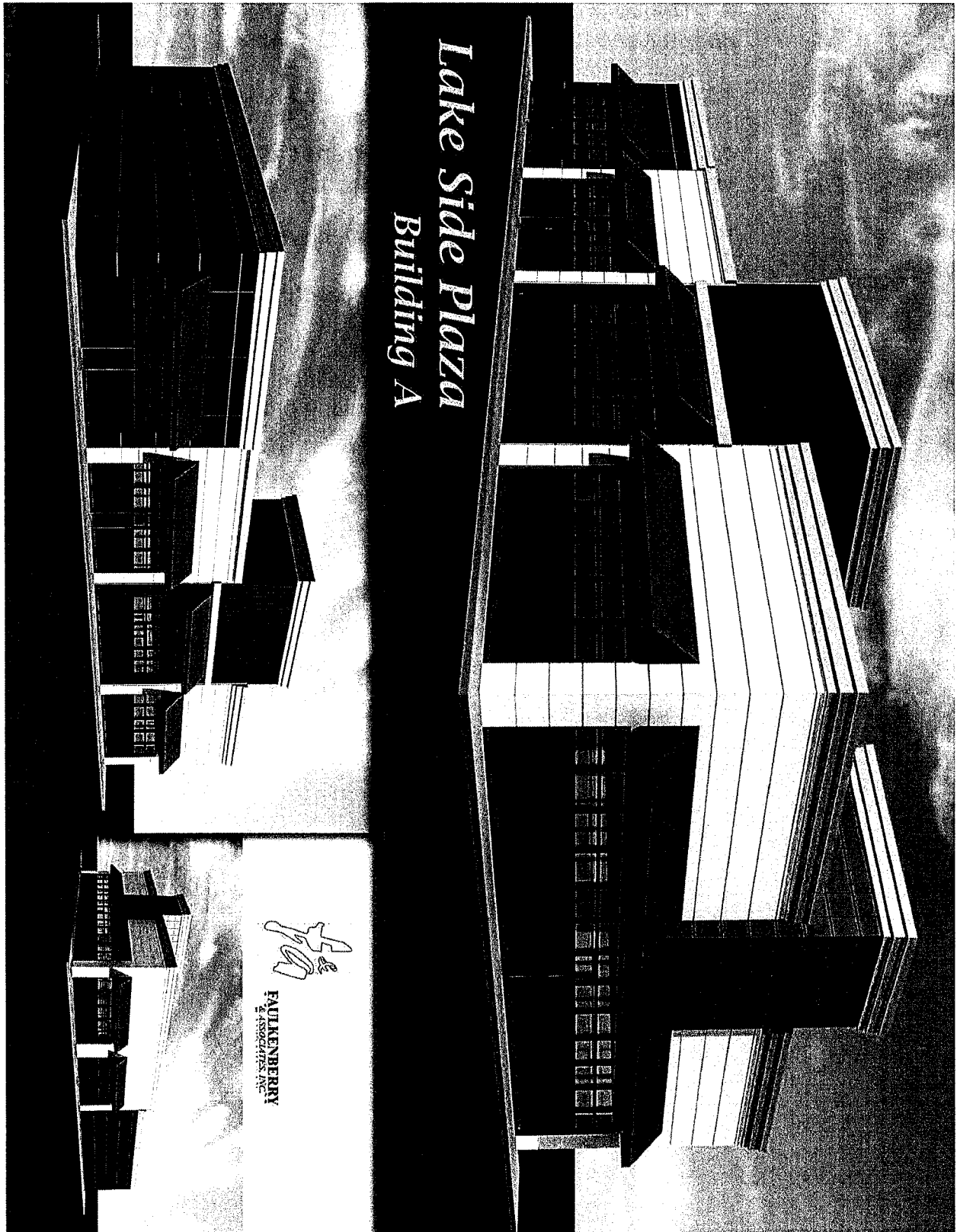
Finding: The variance is in keeping with the spirit and intent of the chapter.

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.

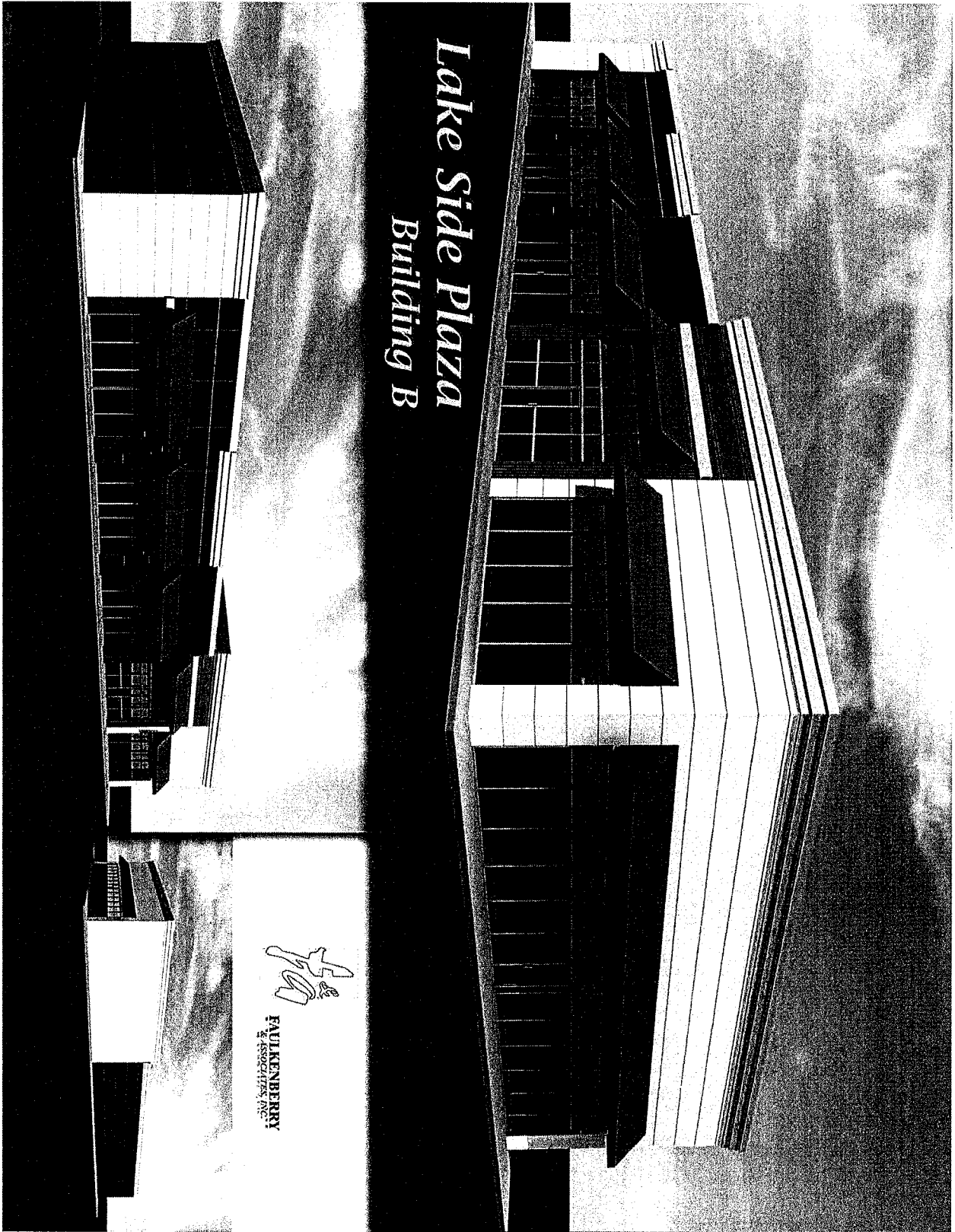
5. The variance will not significantly adversely affect other property.

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

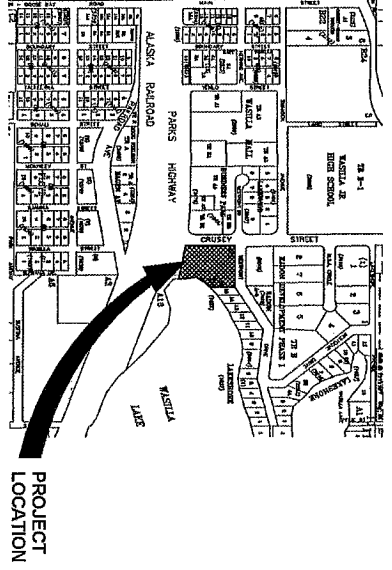


Lake Side Plaza
Building A

FAULKNER & ASSOCIATES, INC.



Sheet List	
Sheet Number	Sheet Name
A0.0	Title Sheet
A0.1	Proposed - Building A
A0.2	Proposed - Building B
A0.3	Proposed - Building C
A0.4	Proposed - Building D
A0.5	Proposed - Site
A0.6	Proposed - Site
A0.7	Proposed - Site
A0.8	Proposed - Site
A0.9	Proposed - Site
A1.0	Proposed - Site
A1.1	Site Plan Existing
A1.2	Site Plan - Proposed
A1.3	Site Plan - Proposed
A1.4	Site Plan - Proposed
A1.5	Site Plan - Proposed
A1.6	Site Plan - Proposed
A1.7	Site Plan - Proposed
A1.8	Site Plan - Proposed
A1.9	Site Plan - Proposed
A2.0	Site Plan - Proposed
A2.1	Site Plan - Proposed
A2.2	Site Plan - Proposed
A2.3	Site Plan - Proposed
A2.4	Site Plan - Proposed
A2.5	Site Plan - Proposed
A2.6	Site Plan - Proposed
A2.7	Site Plan - Proposed
A2.8	Site Plan - Proposed
A2.9	Site Plan - Proposed
A3.0	Site Plan - Proposed
A3.1	Site Plan - Proposed



Lake Side Plaza

North Crusey Street
Wasilla, AK 99654

Lot 16A and A19, Block 1
Lakeshore Subdivision

PERMIT # n/a

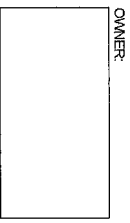
ARCHITECT:



PAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS

700 BROADWAY - ANCHORAGE, ALASKA 99501 - 807.263.9191

OWNER:



DRAWING AT 1/8"=1'-0" AND 1/2"=1'-0" SCALE INDICATED

Project No. 4/16/2003 4:53:16 PM

Lake Side Plaza

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

Sheet No. **A0.0**

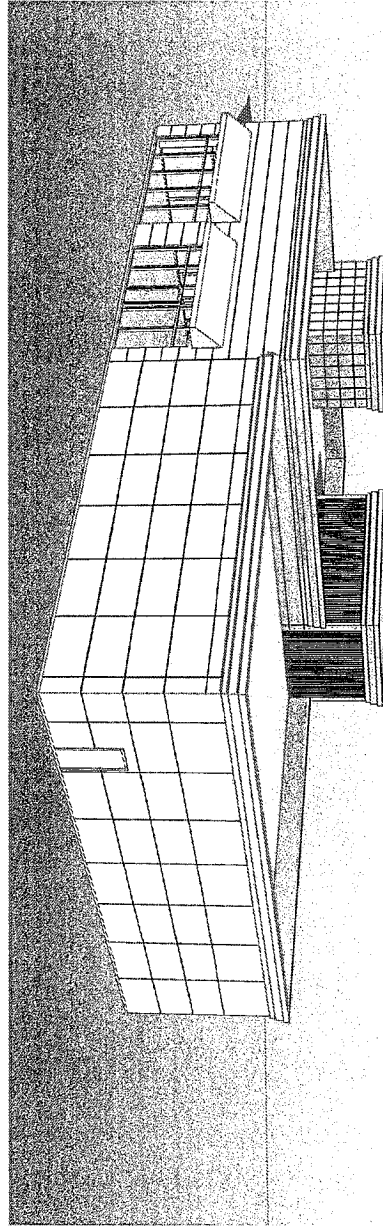


PAULKENBERRY & ASSOCIATES, INC.
ARCHITECTS

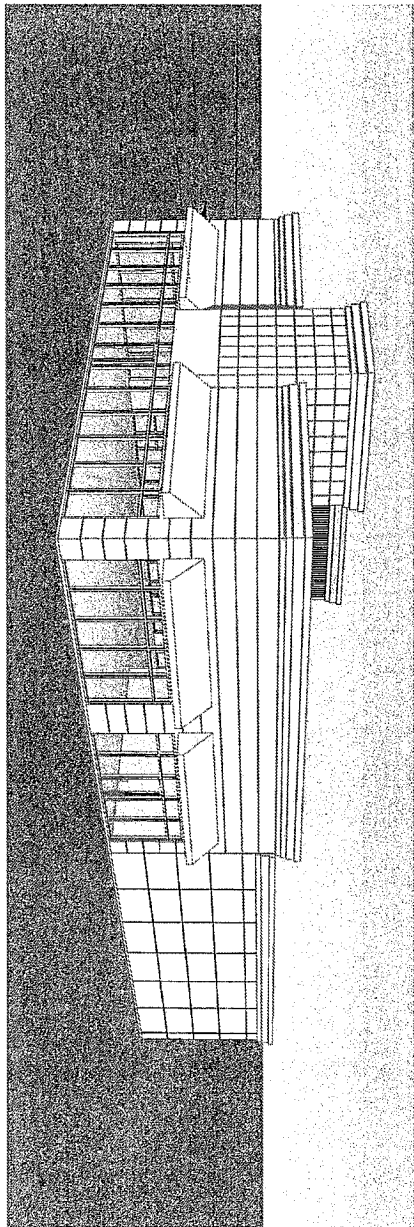
P.O. Box 20003 - Anchorage Alaska 99520-0003 - (907) 522-9193

ALASKA
4/27/2003

7/20/2003 12:00:00 PM
Drawn By: JCH
Checked By: TWR
Project: 4/16/2003
Release Date: 07/24/04
Revision: 07/24/04
Prepared By: Preliminary



1 Northeast Perspective View - Building A - Looking Southwest



2 Southeast Perspective View - Building A - Looking Northwest

DRAWINGS AT SCALE UNLESS OTHERWISE NOTED

Printed on: 4/16/2014 4:13:22 PM

Project Name:
Building A
Drawing No:
A02

Lake Side Plaza
Lot 16A and A19, Block 1
Lakeshore Subdivision
North Croy Street
Waukegan, IL 60054

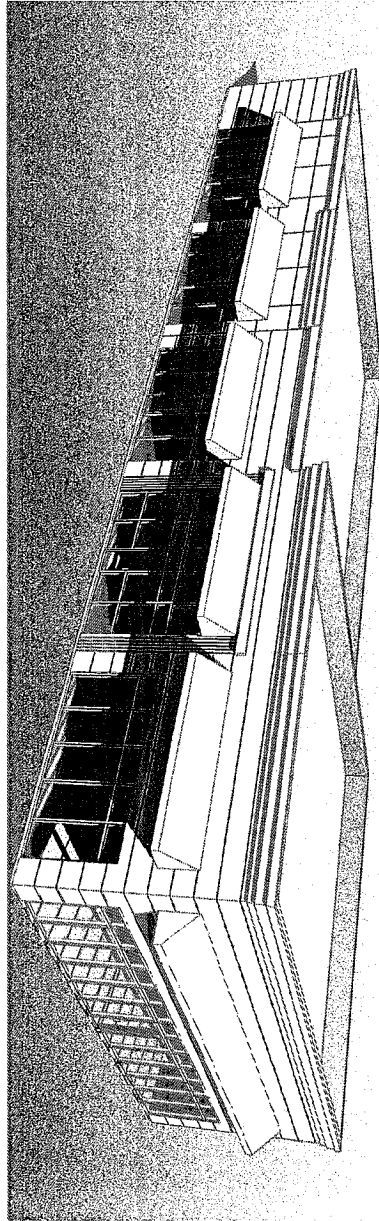


**PAUL KENBERRY
& ASSOCIATES, INC.
ARCHITECTS**

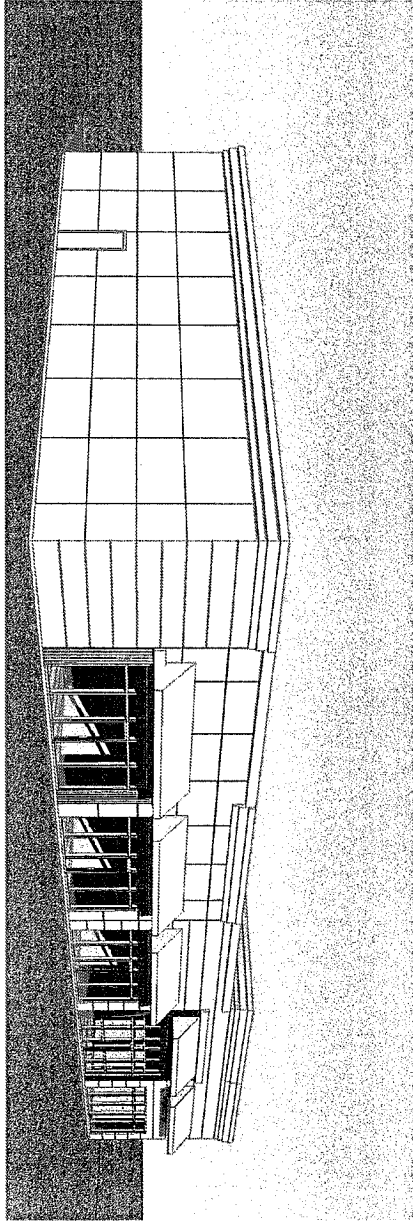
P.O. Box 23030 - Archerlynn, Rock #9329 030 - (877) 5291919

DATE
4/16/14

Paul Kenberry &
Associates, Inc.
2013 ILCS
107
Created By: TJP
Project Start Date: 11/13
Revision: 02-14-14
Released By: PK
Title: Preliminary



① Southeast Perspective View - Building B - Looking Northwest



② Southwest Perspective View - Building B - Looking Northeast

DRAWING SCALE AND 1/2 SCALE INDICATED

Printed on 4/16/2014 4:12:28 PM

Project Name
Building B
Drawing No.
A0.3

Lake Side Plaza

1st, 16A and A19, Block 1
Kalamazoo Subdivision
North Crusey Street
Mascota, KY 98554

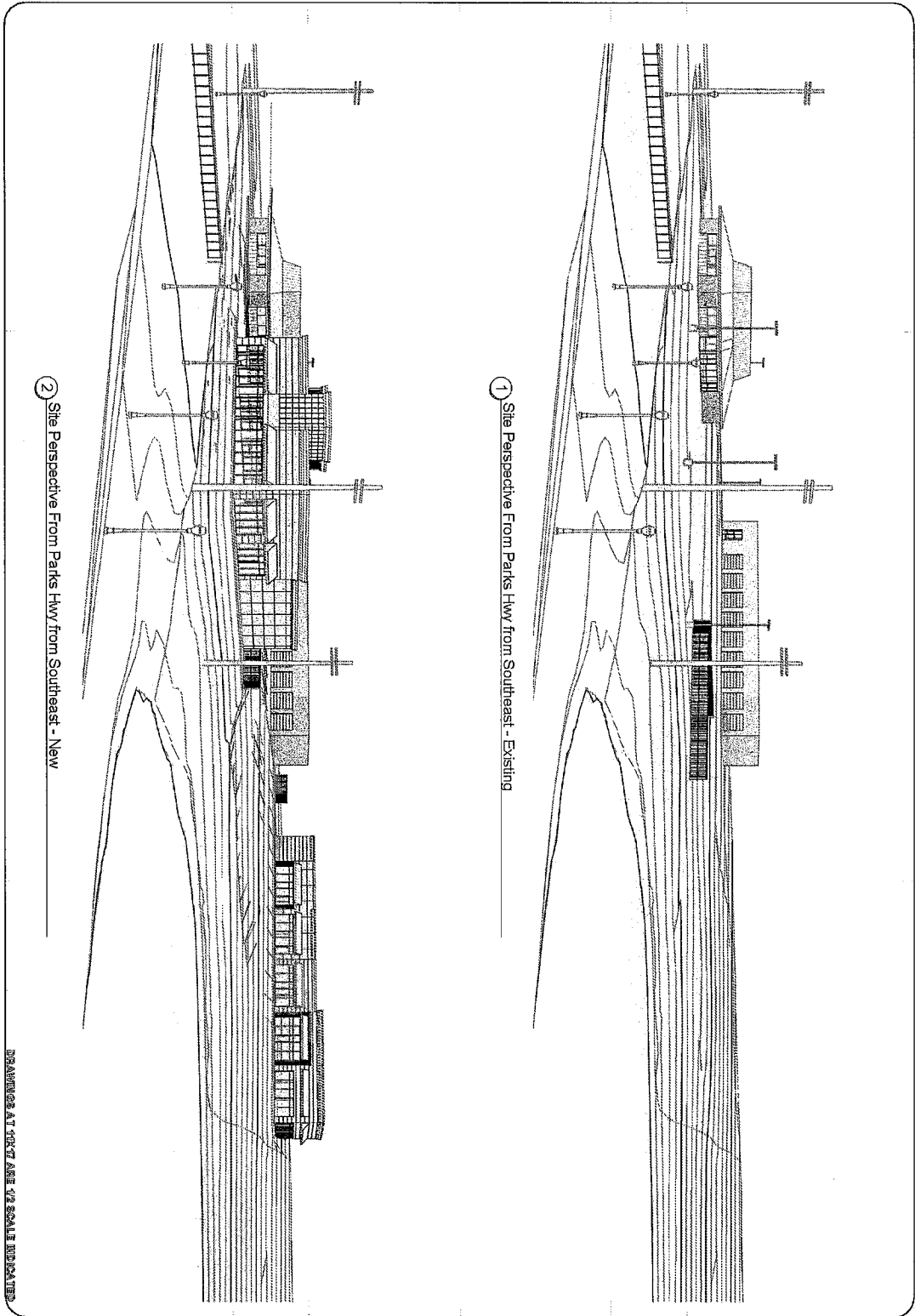


PAUL KERNBERRY
& ASSOCIATES, INC.
ARCHITECTS

P.O. Box 22000 - Archwage, Mascota 98523-0000 - (307) 522-9199

ARCHITECTS

Prepared by
JCH
Checked by
TDF
Project #
11-11-13
Release Date
05-14-14
Release
Preliminary




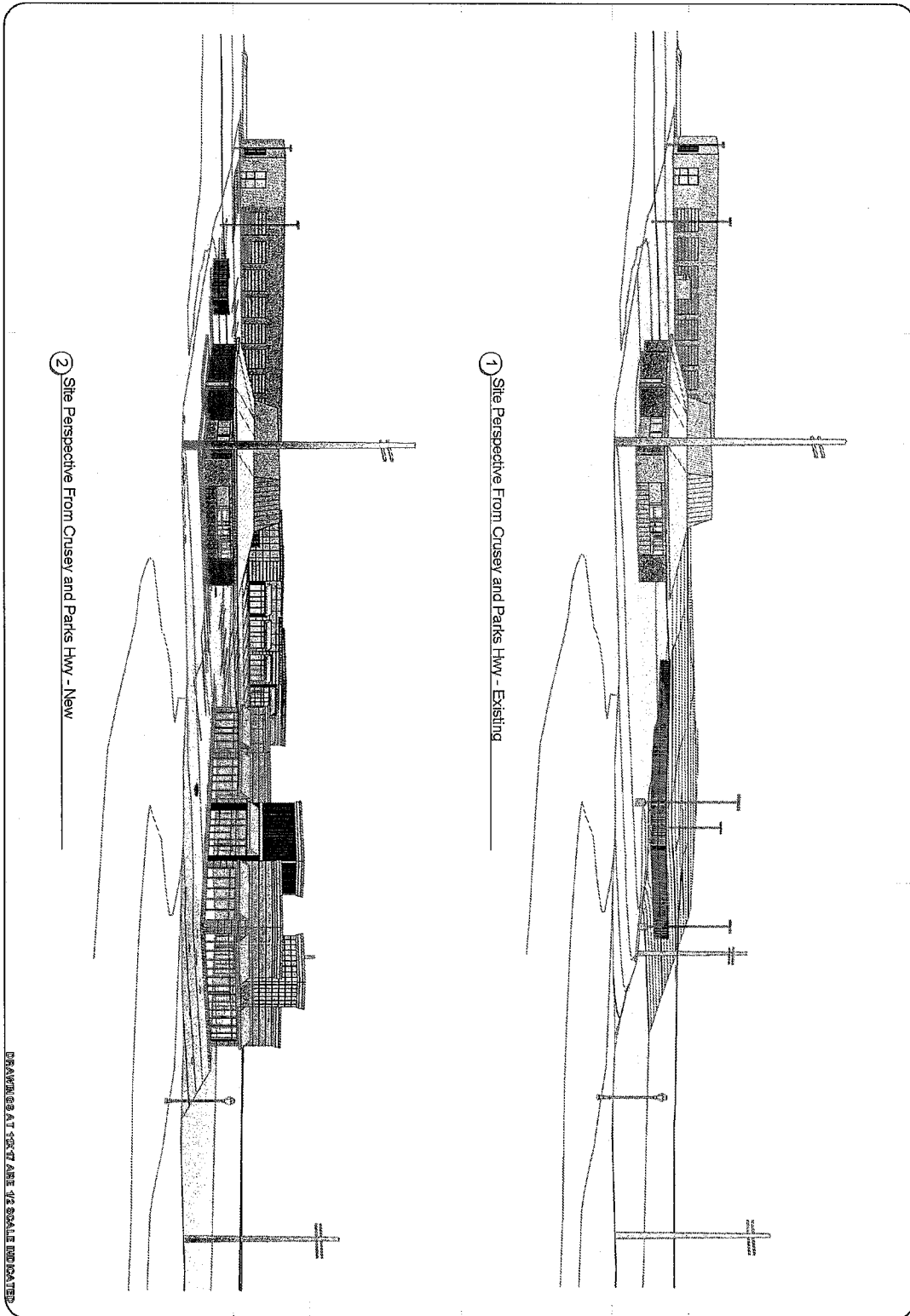
② Site Perspective From Parks Hwy from Southeast - New

① Site Perspective From Parks Hwy from Southeast - Existing

DRAWINGS AT 70% SCALE UNLESS INDICATED

Printed on: 4/16/2014 4:11:31 PM

<p>A0.4</p>	<p>Lake Side Plaza</p> <p>Lot 15A and A19, Block 1 Lakeshore Subdivision North Crazy Street Plymouth, WI 53094</p>	 <p>PAUL KENBERRY & ASSOCIATES, INC. ARCHITECTS</p> <p>P.O. Box 20000 • Archaic, WI 53002-0000 • (608) 272-2953</p>	<p>ARCHITECT</p>	<p>DATE: 02-11-13</p>	<p>Final Project # 2013-03 Drawing # 001 Client: City of Plymouth Project Start Date: 10/11/12 Revision # 02 of 14 Rev. Issued For: PRELIMINARY</p>
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① Site Perspective From Crusey and Parks Hwy - Existing

② Site Perspective From Crusey and Parks Hwy - New

DRAWING AT 1/8" = 1' SCALE INDICATED

Plot No: 04/18/2014 4:11:26 PM

A05

Lake Side Plaza

Lot 18A and A19, Block 1
 Lakeview Subdivision
 North Crusey Street
 Wasika, AK 99564

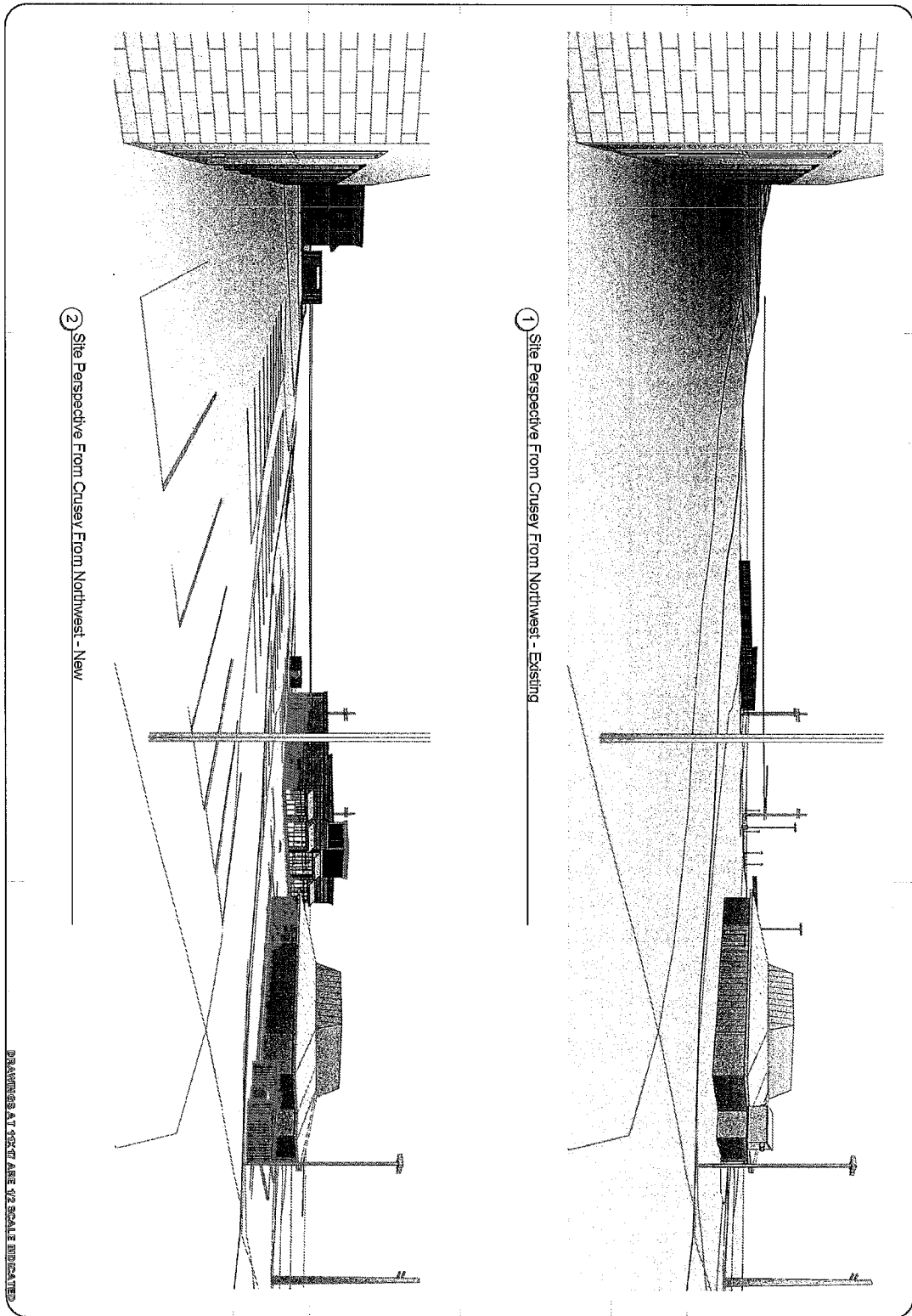


**FAULKENBERRY
 & ASSOCIATES, INC.
 ARCHITECTS**

P.O. Box 220000 - Anchorage, Alaska 99502-0000 - (907)522-9193

ARCHITECT

AKA Project #
 Crusey Bl. 08
 JCB
 Checked by:
 Project Start Date:
 Project End Date:
 05-14-14
 Revision:
 01
 02/20/14

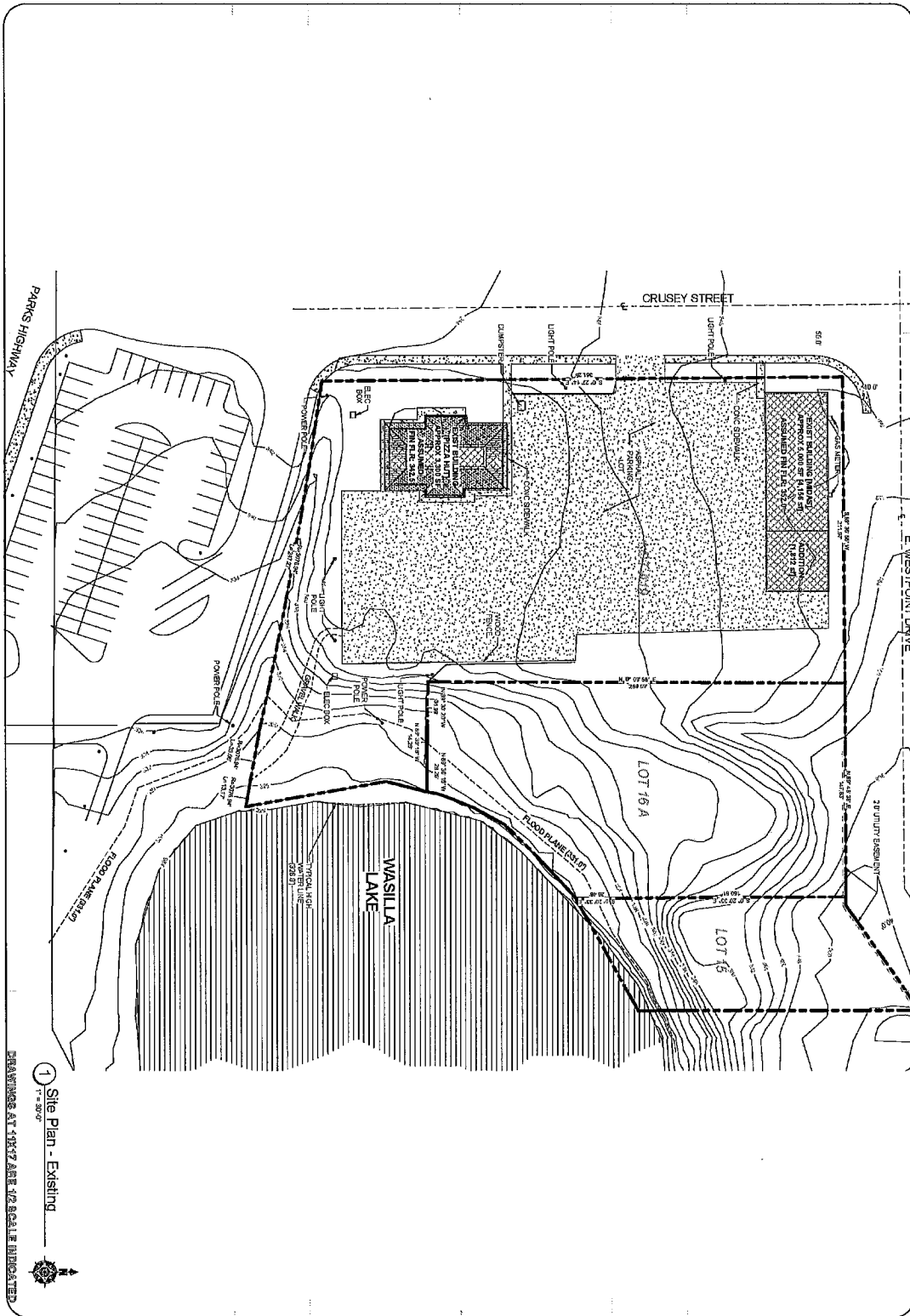


① Site Perspective From Cusey From Northwest - Existing

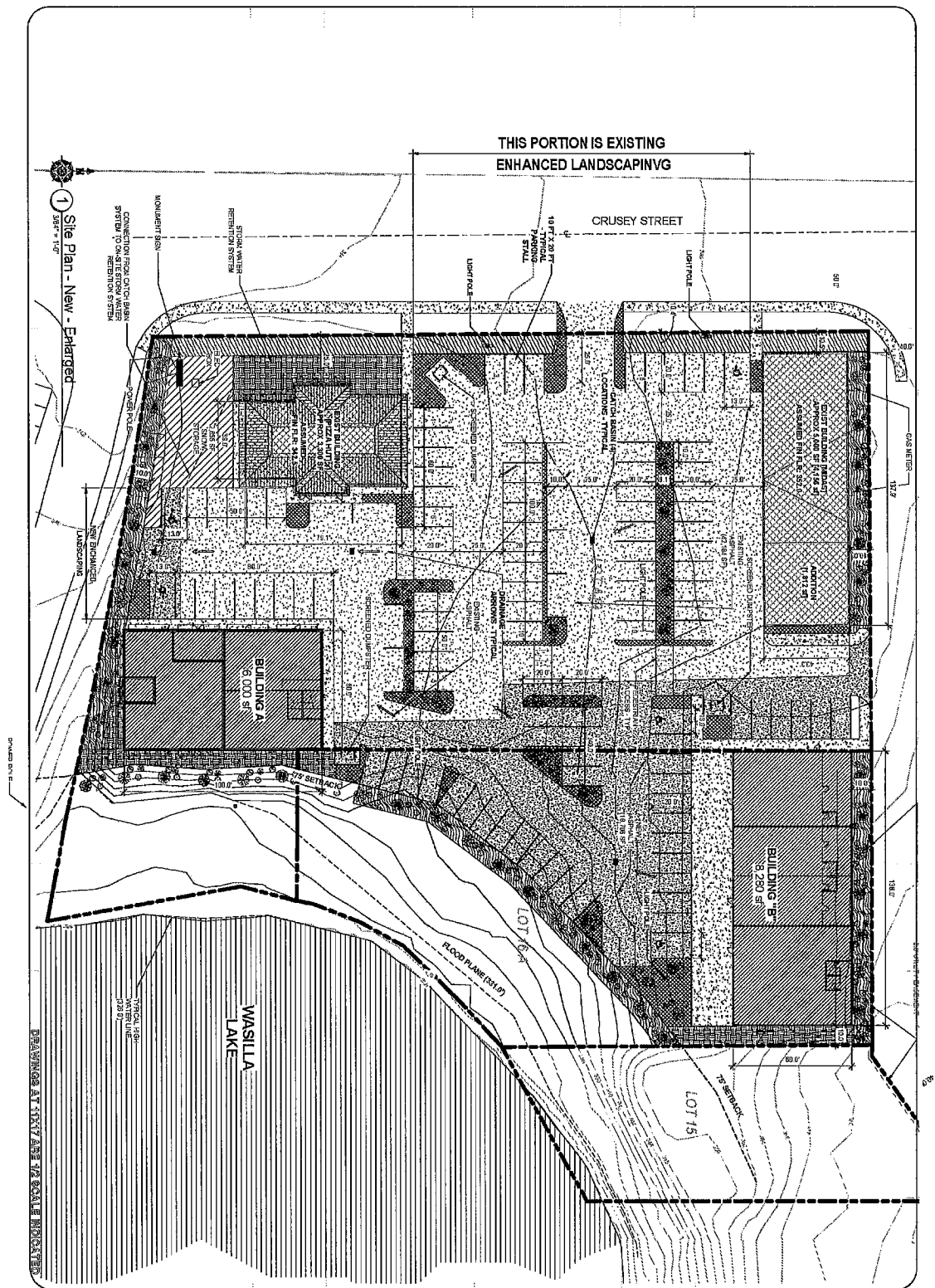
② Site Perspective From Cusey From Northwest - New

DRAWINGS AT JOINT ARE 1/2 SCALE UNLESS NOTED

<p>Project No. 4182214 418214P8 Drawing Title Lake Side Plaza Perspective - Site A05</p>	<p>1st 1st and 1st, Block 1 Lakeshore Subdivision North Cusey Street Waukegan, IL 60054</p>	<p>FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS 770. De-220000 - Ashberg, Plaza 9552-003 - (815) 229193</p>	<p>DATE 4/20/14</p>	<p>FILED PROJECT # 201413_05 DRAWING # 101 PROJECT START DATE 11/11/13 REVISION 02-11-14 REVISION 02-11-14 REVISION 02-11-14</p>
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Printed on 4/18/2014 4:12:32 PM A1.1 Scale Plan Existing	Lake Side Plaza Lot 16A and A19, Block 1 Lakeshore Subdivision North Crusey Street Wasilla, AK 99654	 FAULKINBERRY & ASSOCIATES, INC. ARCHITECTS P.O. Box 20083 - Anchorage, Alaska 99520-0083 - (907) 229-0100	ANCHORAGE 4/23/2014 PM	7/21/2014 Drawn by: JSH Checked by: JSH Project No: 14-11-13 Revision: 02/04/14 Revision Date: 02/04/14 Prepared by: JSH
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Project No. 2011.232
 Date: 11/11/13
 Drawn By: [Name]
 Checked By: [Name]
 Project: Lake Side Plaza
 Revision: 02/14/14
 Released For: [Name]

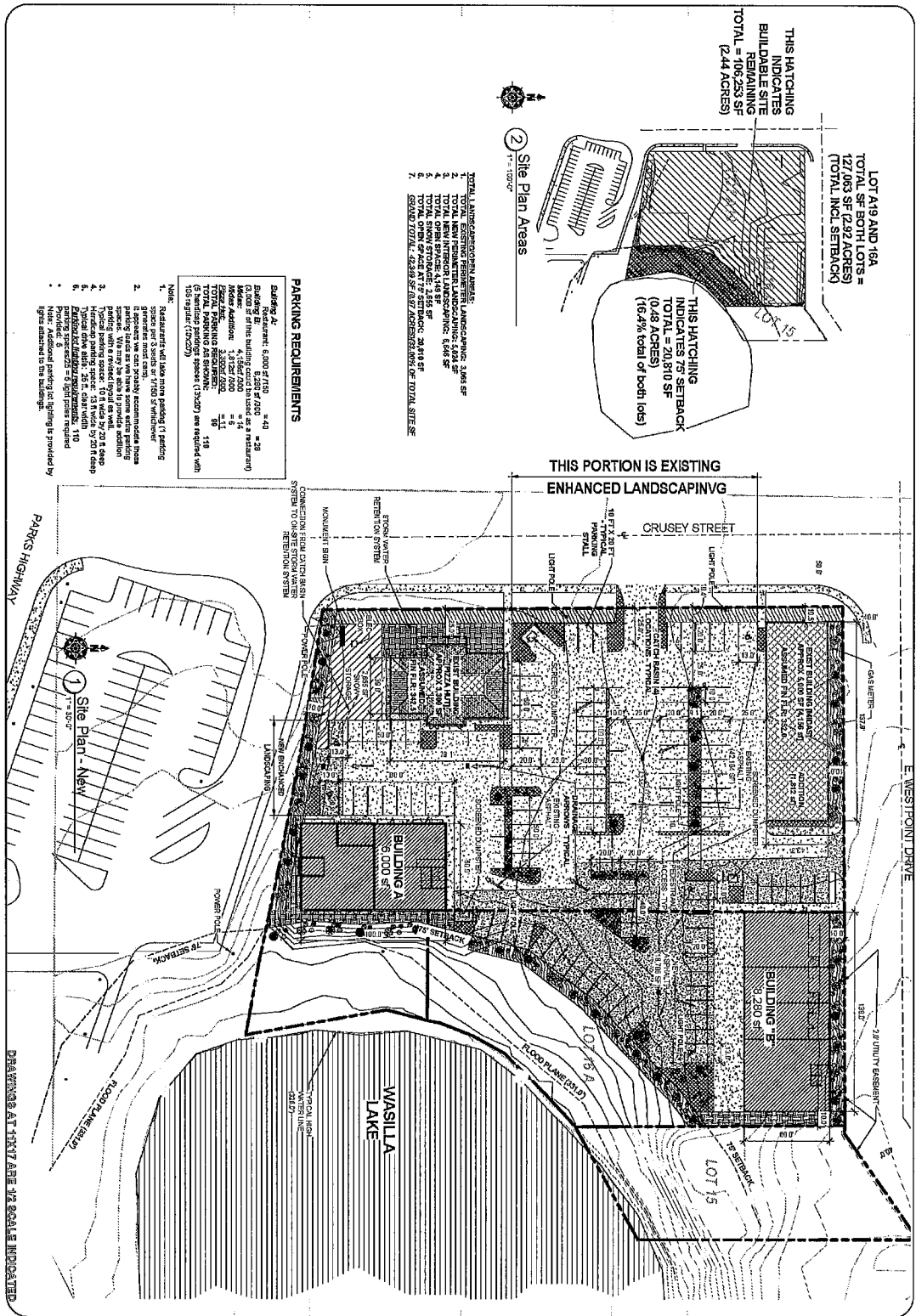
Lake Side Plaza
 1st, 8th and 11th, Block 1
 Lake Shore Subdivision
 North Crusey Street
 Wasilla, AK 99607

FAULKNERBERRY & ASSOCIATES, INC. ARCHITECTS
 1715 East 200th Street, Anchorage, Alaska 99503-0383 • 601.627.9100

DATE: 11/11/13

Project: Lake Side Plaza
 Revision: 02/14/14
 Released For: [Name]

Project: Lake Side Plaza
 Revision: 02/14/14
 Released For: [Name]



LOT 15 AND 16A
TOTAL AREA LOTS =
127,083 SF (2.92 ACRES)
(TOTAL INCL SETBACK)

THIS HATCHING
INDICATES
BUILDABLE SITE
TOTAL = 20,000 SF
(.46 ACRES)

THIS HATCHING
INDICATES 75 SETBACK
TOTAL = 20,870 SF
(.475 ACRES)
(16.4% total of both lots)

2 Site Plan Areas
1:1000'

- TOTAL LANDSCAPING/OPEN AREAS:
1. TOTAL EXISTING TREES: 1,398 SF
 2. TOTAL NEW TREES: 1,398 SF
 3. TOTAL NEW INTERIOR LANDSCAPING: 6,846 SF
 4. TOTAL NEW STORMWATER: 2,655 SF
 5. TOTAL OPEN SPACE WITH SETBACK: 20,870 SF TOTAL SITE SF
 6. TOTAL OPEN SPACE WITH SETBACK: 20,870 SF TOTAL SITE SF

PARKING REQUIREMENTS

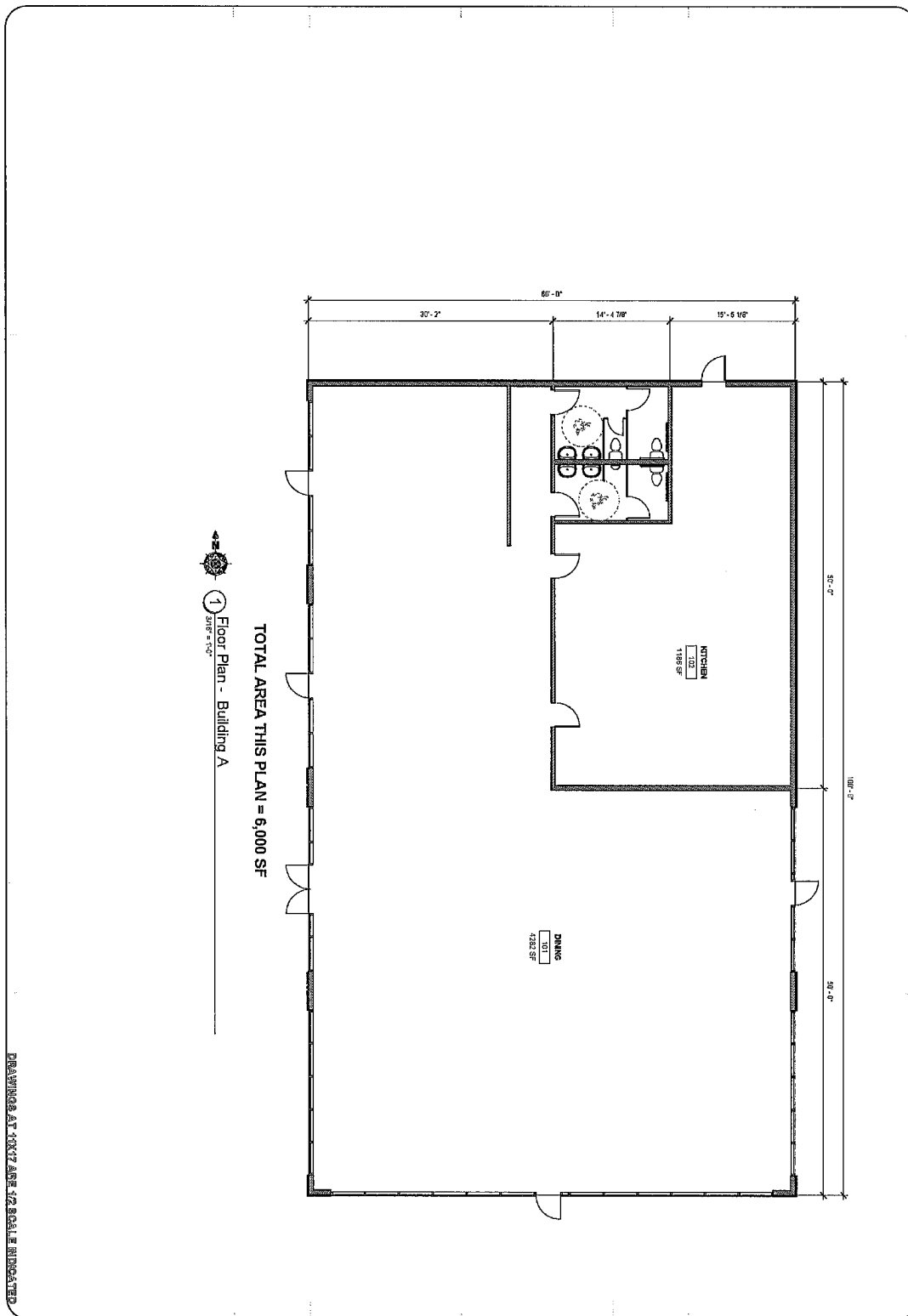
Building #	Area	Requirement
Building 1	6,000 SF (1.38)	1:40
Building 2	5,228 SF (119)	1:28
Building 3	5,228 SF (119)	1:28
Building 4	4,166 SF (94)	1:40
Building 5	4,166 SF (94)	1:40
Building 6	4,166 SF (94)	1:40
Building 7	4,166 SF (94)	1:40
Building 8	4,166 SF (94)	1:40
Building 9	4,166 SF (94)	1:40
Building 10	4,166 SF (94)	1:40
Building 11	4,166 SF (94)	1:40
Building 12	4,166 SF (94)	1:40
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Building 98	4,166 SF (94)	1:40
Building 99	4,166 SF (94)	1:40
Building 100	4,166 SF (94)	1:40

NOTE:

1. Restaurant will take drive parking (1 parking spaces) and 100 SF of drive parking spaces must exist.
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<p>A12</p>	<p>Lake Side Plaza</p> <p>Lot 15A and 16A, Block 1 Lakeside Subdivision North Crusey Street Wasilla, AK 99684</p>	<p>PAUL KIMBERRY & ASSOCIATES, INC. ARCHITECTS</p> <p>710 5th Street, Anchorage, Alaska 99513-0003 • 907.552.8183</p>	<p>Project: Lake Side Plaza Created By: TKP Reviewed By: TKP Date: 02-14-14</p>	<p>File: Project 12 Date: 5/15/2014 Time: 7:55:07 AM</p>
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DIMENSIONS AT 1/8" SCALE ARE INDICATED

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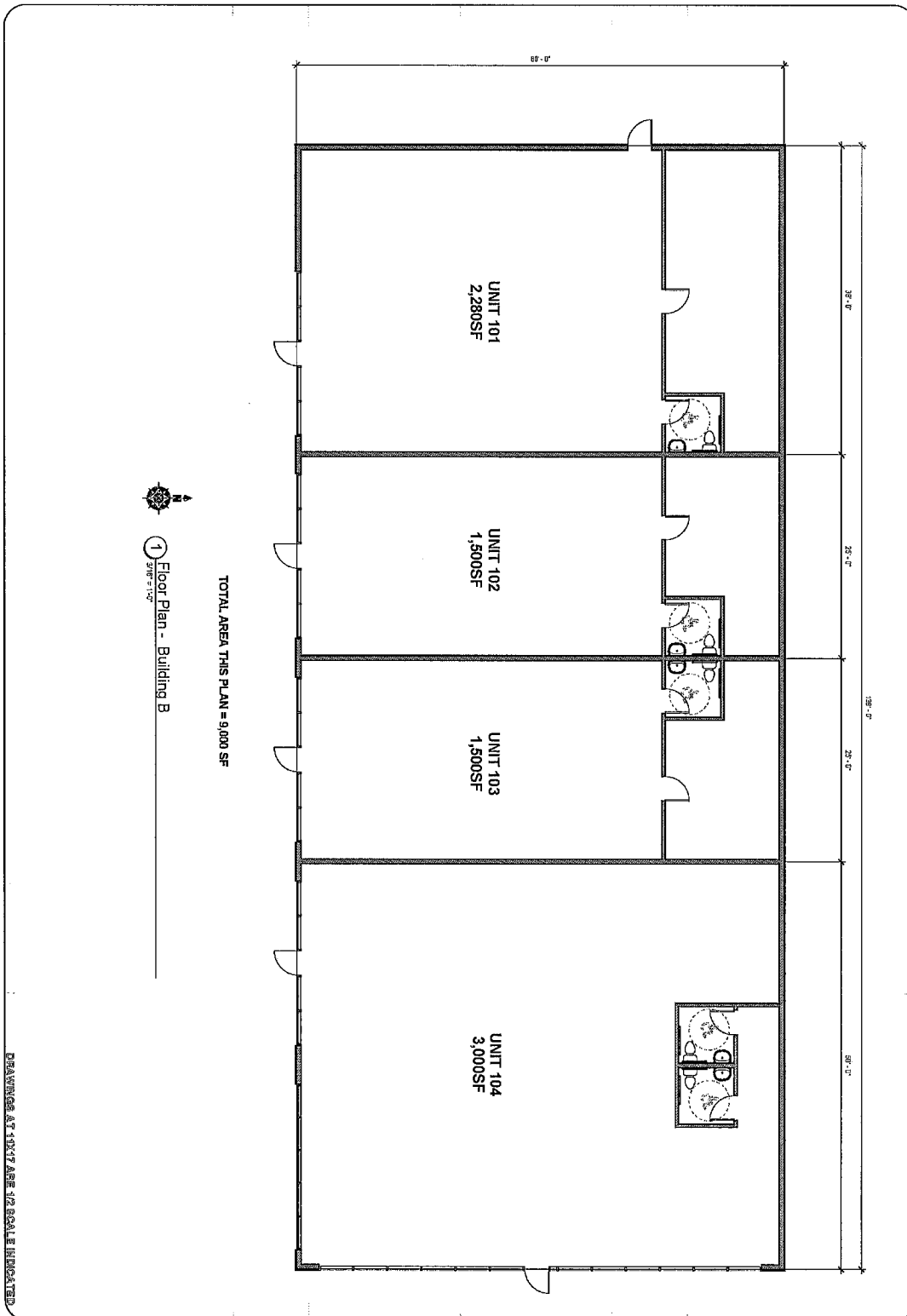
A2.1

Lake Side Plaza
 Floor Plan - Building A
 Lot 18A and A18, Block 1
 Lakeshore Subdivision
 North Chesley Street
 Windsor, ON N8W5J4

**FAULKNER
& ASSOCIATES, INC.**
ARCHITECTS
 170, Dec 23/2023 - Amnaga, A/nha/R523/083 - 987/222-9113

AMNAGA
 2023 PM

Project: 2023-083
 Drawing No.: 204
 Drawing Date: 11-11-23
 Drawing Title: FLOOR PLAN
 Prepared by: [Name]
 Checked by: [Name]
 Approved by: [Name]



DRAWINGS AT 1/8" = 1'-0" SCALE UNLESS NOTED

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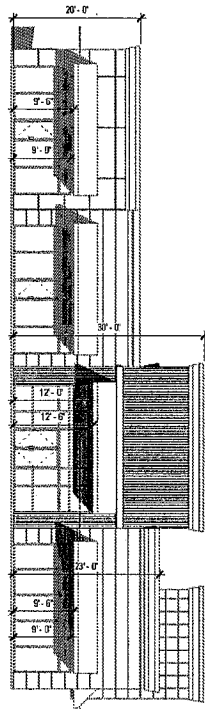
A2.2

Lake Side Plaza
 Lot 10A and A19, Check 1
 Lakefront Subdivision
 North Ousey Street
 Merida, AR 71954

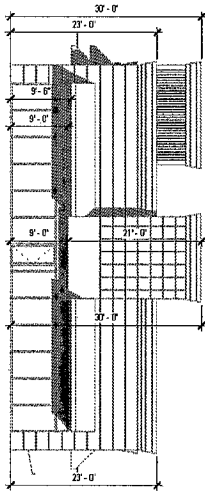
FAULKINBERRY & ASSOCIATES, INC. ARCHITECTS
 P.O. Box 22000 - Anchorage, Alaska 99523-0003 - (907)222-9188

ARCHITECT
 4/20/17 PM

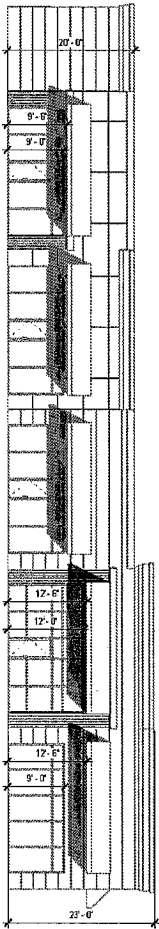
7/24 Project #
 Owner: JCH
 Checked By: JCH
 Date: 11-11-15
 Revision: 02/14/14
 Project: Preliminary



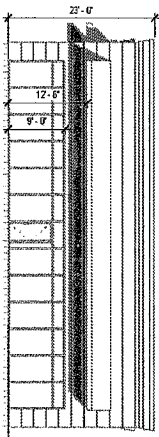
1 Elevation - Building A - West
1/8" = 1'-0"



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 PORTALS ARE 1/8" SCALE INDICATED

Plotted on: 4/10/2014 4:13:51 PM

A3.1

Lake Side Plaza

Lot 16A and A19, Block 1
Lakeshore Subdivision
North County Street
Wheaton, MD 20854



**PAULKENBERRY
& ASSOCIATES, INC.**
ARCHITECTS

P.O. Box 220200 - Annapolis, MD 21402-0200 (301) 223-8110

ARCHITECT

Project No. 2012.25
Drawing No. 101
Project Start Date 11-11-13
Revision 02-14-14
Revised By:
Date:
Title:

LANDSCAPING CALCULATIONS:
 Total Lot Area: 177,000 sq ft (4.02 Acres)
 1. Total Building Area: 10,000 sq ft (0.23 Acres)
 2. Total Building Footprint: 10,000 sq ft (0.23 Acres)
 3. Total Building Area: 127,000 sq ft (2.89 Acres)
 4. Total Building Footprint: 117,000 sq ft (2.69 Acres)

PROVIDED LANDSCAPING:

Perforated Landscaping:

1. Planting in the bed of the stream.
2. Total area estimated: 3,711 sq ft.
3. Total area required: 3,711 sq ft.

Required Interior Landscaping: 62,514 sq ft

1. Planting area: 19% = 3,077 sq ft.
2. Total area required: 3,077 sq ft.

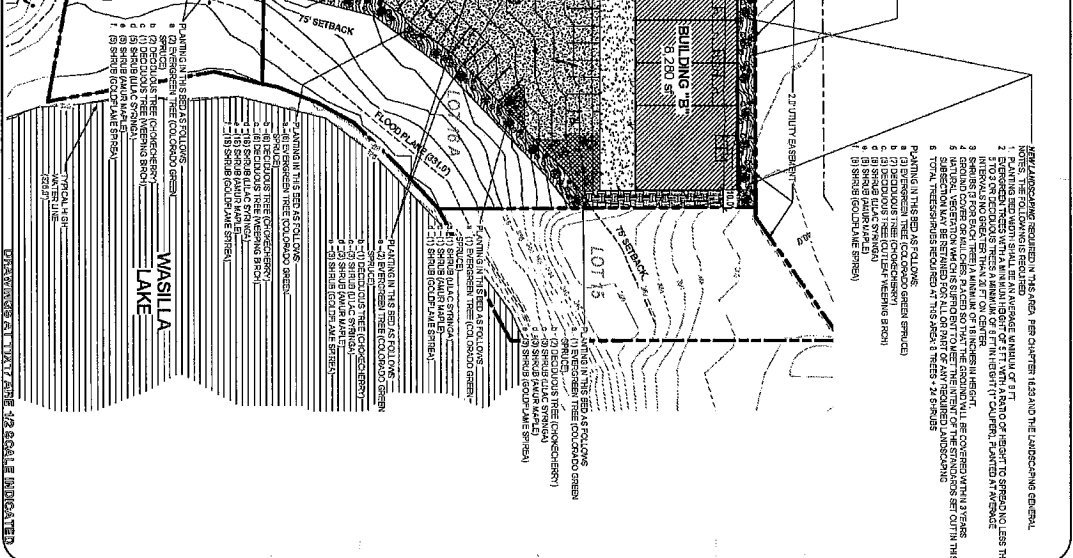
Required Exterior Landscaping: 51,220 sq ft

Perforated Landscaping: 615 Acres (0.15 Acres)

Total Minimum Required New Planting: 77,802 sq ft (1.77 Acres)

APPROVAL OF LANDSCAPING:

1. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 180 DAYS AFTER RECEIVING A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPING CONSTRUCTION SHALL COMPLY WITH GLENN COUNTY WATER CONSERVATION CODE, CHAPTER 15.12, AND ALL APPLICABLE ORDINANCES, AND ALL APPLICABLE LOCAL ORDINANCES.
3. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.
4. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.
5. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.
6. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.
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12. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.
13. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.
14. LANDSCAPING SHALL BE PROTECTED BY A FENCE OR BARBER WITH A MINIMUM HEIGHT OF 4 FT. IN ALL AREAS WHERE THE LANDSCAPING IS TO BE INSTALLED.



1 Site Plan - Landscape - Enlarged

Scale: 1/4" = 1'-0"

DATE: 04/10/2014 2:20:11 PM

Lake Side Plaza
 Lot 18A and A19, Block 1
 Lake Side Plaza
 North Crusey Street
 Weeds, AK 99854

FAULKENBERRY & ASSOCIATES, INC. ARCHITECTS
 P.O. Box 720083 - Anchorage, Alaska 99571-0083 - (907) 702-9193

Project: 14-12-AM
 Drawing: A1.4-A
 Scale: 1/4" = 1'-0"

Drawn By: A. Chalker
 Checked By: Chalker
 Project Start Date: 02-10-14
 Revision Date: 02-10-14
 Revision: 02-10-14
 Author: A. Chalker
 Reviewer: A. Chalker

