

**CITY OF WASILLA
ORDINANCE SERIAL NO. 05-43**

AN ORDINANCE OF THE WASILLA CITY COUNCIL APPROVING THE YENLO SQUARE PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 7.5 ACRES IN A C-COMMERCIAL ZONE KNOWN AS TRACT A-1 CARNEY WILSON ESTATES, NUMBER 2 PHASE 3 AND LOTS 2 AND 3 CARNEY WILSON ESTATES NUMBER 2 PHASE 2.

WHEREAS, Andrew Simasko, AIA, Architects Alaska, representing Valley Residential Services, property owner, submitted an application for the Yenlo Square Planned Unit Development, a high density neighborhood center, including retail, business, social and residential mixed uses, on April 15, 2005; and

WHEREAS, a Planned Unit Development must be reviewed by the Wasilla Planning Commission prior to submittal to the City Council for final action; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendations of the staff contained in the staff report, public testimony - both written and verbal, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission recommends approval of the proposed Yenlo Square Planned Unit Development to the City Council with the following requirements:

1. That the applicant provides to the Planning Department a copy of the State Fire Marshal's approval of the plans for each building prior to construction.
2. Exterior lights are required to be arranged and shielded to reflect the light away from adjoining uses and to prevent glare/interference with traffic.
3. Developer shall provide landscape guarantee in conformance with City of Wasilla Landscaping Standards.

4. Drainage plan must be approved by Public Works Director prior to construction.
5. Landscaping shall be established during phases of construction and shall be thereafter maintained; and

WHEREAS, the Wasilla Planning Commission has adopted Resolution 04-27 and the following Findings of Fact to summarize the basic facts and reasoning of the Commission in their decision to recommend approval:

Findings of Fact

1. An Application along with appropriate application fee and accompanying documentation for a Planned Unit Development was received on April 15, 2005 from Andrew Simasko, Architect, for Valley Residential Services. The submittal was found to be complete.
2. The application is for approximately 7.5 acres which meets or exceeds the minimum parcel size of 20,000 square feet for a Planned Unit development required by WMC 16.16.060.
3. Tract A-1 of Carney Wilson Estates No. 2, Phase 3 and Lots 2 and 3 Carney Wilson Estates No. 2, Phase 2 are not part of an existing neighborhood plan.
4. The request has been reviewed by agencies and adjacent property owners noticed in accordance with *Procedures for Commission Approvals* set forth in Section 16.16.040.
5. Copies of the *Notice of Application for a Planned Unit Development* were mailed to 94 property owners within 1,200' of the subject property on April 21, 2005. No comments were received in response to 94 mailed notices by the May 2, 2005 deadline.
6. Requests for comments were mailed to 23 agencies on April 21, 2005 and were distributed to each of the Planning Commissioners.
7. Three agency comments have been received as a result of the request for comments mailed April 21, 2005. The MSB Platting Division commented "Observe property lines/setbacks, Replat if necessary." The MSB Code Compliance office commented " FIRM 9675 C Zone C. Coastal Zone Yes." The ADOT&PF comments, "ADOT&PF understands that the developer

has agreed to a 60' right-of-way to accommodate a future extension of N. Yenlo Street. Given establishment of this right-of-way, ADOT&PF has no objection to the planned unit development.”

8. The City of Wasilla's Comprehensive Plan Expected Future Land Use Map identifies the subject property as a Generally Commercial/Business Area. The proposed Planned Unit Development is consistent with the Multifamily and Commercial recommendations of the Comprehensive Plan Land Use Section.
9. Surrounding properties are zoned C-Commercial. Land use to the north is a church, to the east is Wasilla Middle School, to the south is Carrs Grocery and the Larson Building, and to the west property is vacant.
10. The proposed PUD abuts E. Swanson Avenue, a commercial road on the Wasilla street plan, and Bogard Road, a major collector on the MSB Long Range Transportation Plan, both publicly maintained roads. The proposed project is therefore consistent with the requirement of 16.16.060 that the proposed PUD directly connects to a publicly maintained road. The proposed extension of Yenlo Street, utilities, and sidewalks meets city standards.
11. City sewer and water are available to serve the proposed development.
12. The applicant has provided for adequate emergency service access, as primary access to the development, the proposed extension of Yenlo Street, may be reached via E. Swanson Avenue or Bogard Road.
13. The Yenlo Square PUD proposes to provide 15' front yard setback for residential buildings 4, 6, 9 and storage building 13; zero lot line side setbacks for storage buildings 13 and 14 and for the parking garage, building 16, along with a maximum building height of 41'.
14. The variations to setbacks and building height proposed in the Yenlo Square PUD meet the intent of a PUD under 16.16.060(K) which allows for flexibility in regulation, design, and placement of buildings. The modifications may include requirements for lot frontage, building setbacks and design of circulation facilities to best use the site.

15. The proposed 260 parking spaces are adequate to serve the mix of residential and commercial uses proposed in the Yenlo Square PUD as the integrated residential and commercial uses are intended to promote walk-ability and use of shared parking.
16. Two percent of the project area is open space which includes a playground.
17. The 10 Norway Maples, 35 Patmar Green Ash, 10 Improved Coolshade or Propmore Siberian Elm, 10 White Poplar and 11 Columnar Siberian Crab proposed in the landscaping plan are less than the required 48 trees and 96 shrubs required. However, the property was cleared of vegetation during gravel extraction activity several years ago and the proposed development design including the tree lined boulevard meets the intent of 16.16.060(K), requiring that the PUD demonstrate a more efficient, aesthetic, and harmonious development with uses in the surrounding area.
18. There are no known historical or cultural resources associated with this parcel.

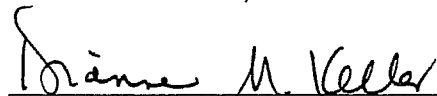
Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To approve requested Yenlo Square Planned Unit Development, therefore the official zoning map for the City of Wasilla shall be changed.

Section 3. Enactment. The official zoning map shall be amended to reflect the approval of this request for a planned unit development.

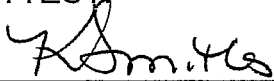
Section 4. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on June 27, 2005.



DIANNE M. KELLER, Mayor

ATTEST:



KRISTIE SMITHERS, MMC
City Clerk

[SEAL]



**CITY OF WASILLA
LEGISLATION STAFF REPORT**

RE: 05-43 AN ORDINANCE OF THE WASILLA CITY COUNCIL APPROVING THE YENLO SQUARE PLANNED UNIT DEVELOPMENT AND AMENDING THE OFFICIAL ZONING MAP.

Agenda of: June 13, 2005
Originator: City Planner

Date: May 31, 2005

Route to:	Department	Signature/Date
	Police	
	Recreational and Cultural Services Library, Museum	
X	Public Works Planning	<i>[Signature]</i> 05-31-05
X	Finance *signature required	<i>[Signature]</i>
X	Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR DIANNE M. KELLER: *Dianne M. Keller*

FISCAL IMPACT: yes or no Funds Available yes no

Account name/number:

- Attachments: Proposed Ordinance Serial Number 05-43;
 WPC Resolution No. 05-11;
 Vicinity Map;
 Yenlo Square Statement of Objectives;
 Staff Report;
 Public and Agency Comments

SUMMARY STATEMENT:

The Yenlo Square Planned Unit Development, (PUD), has been submitted on behalf of the property owner, Valley Residential Services. The proposed PUD is a high density neighborhood center including retail, business and residential mixed uses. The property is located between Swanson Avenue and Bogard Road as shown on the attached vicinity map.

The intent of the planned unit development designation in the Wasilla Land Development Code, Title 16, is to allow flexibility in regulation, design, placement of buildings and use of open space. Modifications may include requirements for lot frontage, building setbacks, and design of circulation facilities to best use site potentials. A PUD must demonstrate creative approaches that will result in a more efficient,

aesthetic and harmonious development with uses in the surrounding area, while at the same time providing higher population density, or increased intensity, or mix of uses than is permitted in the zone(s) in which the project is located.

Future Land Use Plan section of the City's 1996 Comprehensive Plan anticipates the increased demand for multi-family housing in the community and supports the creation of a variety of housing options for residents.

Primary access to this 7.5 acre development is a proposed extension of Yenlo Street from E. Swanson, a commercial road on the Wasilla street plan, to Bogard Road, a major collector on the MSB Long Range Transportation Plan. The proposed extension of Yenlo Street, utilities, and sidewalks will meet city standards.

The proposed planned unit development would be a logical integrated area as high density residential and commercial development is best placed along major transportation corridors with access to other community services such as schools, post office, library and shopping. The additional traffic generated by the proposed PUD would not significantly impact the current road system as the residents will have pedestrian access to on and off-site services.

Recommendation

After deliberation and consideration of both written and verbal testimony, agency comments, and the official staff report, the Planning Commission voted unanimously to recommend that the Yenlo Square Planned Unit development be approved with the following conditions.

1. That the applicant provides to the Planning Department a copy of the State Fire Marshal's approval of the plans for each building prior to construction.
2. Exterior lights are required to be arranged and shielded to reflect the light away from adjoining uses and to prevent glare/interference with traffic.
3. Developer shall provide landscape guarantee in conformance with City of Wasilla Landscaping Standards.
4. Drainage plan must be approved by Public Works Director prior to construction.
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