

PLANNING & ZONING COMMISSION

Resolution PZ2024-08 – Conditional Use Permit – Two (2) Six-Unit Apartment Buildings
2150 Redoubt Avenue

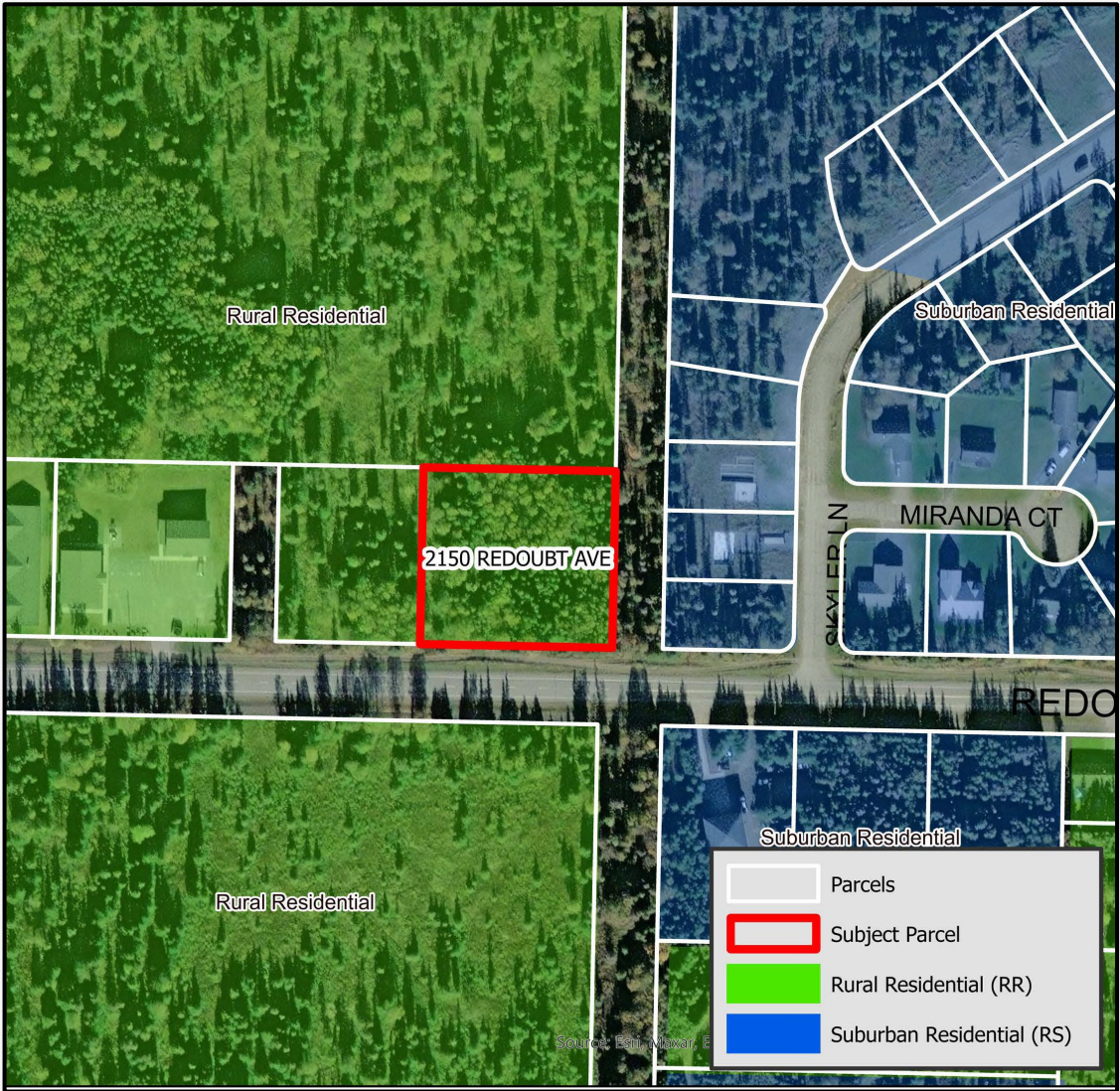
May 8, 2024

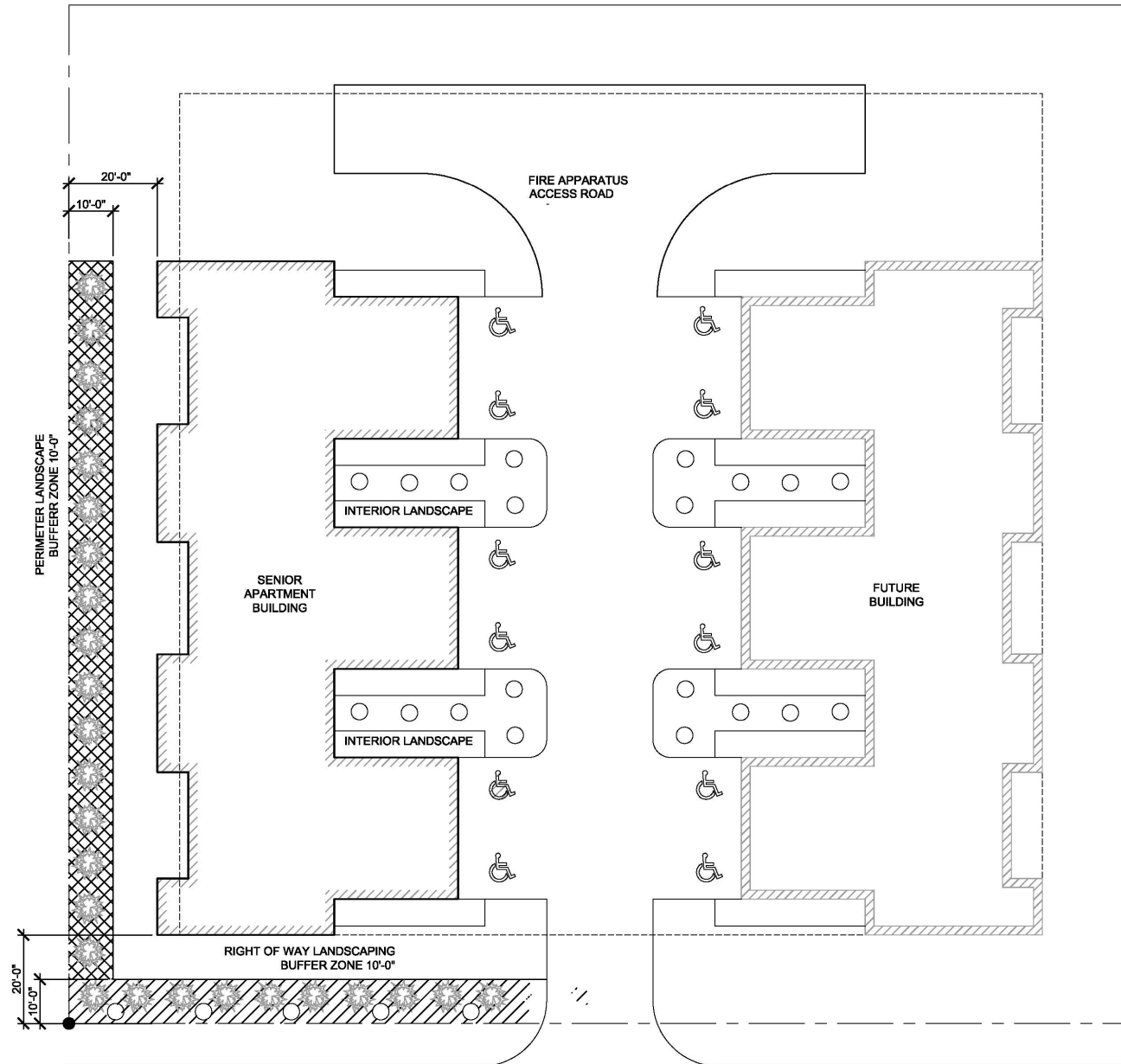


PZ2024-08 – Conditional Use Permit

Summary	
Current Use	Vacant
Zoning	Rural Residential (RR)
Land Use Designation	Suburban Residential
Lot Size	1.32 acres

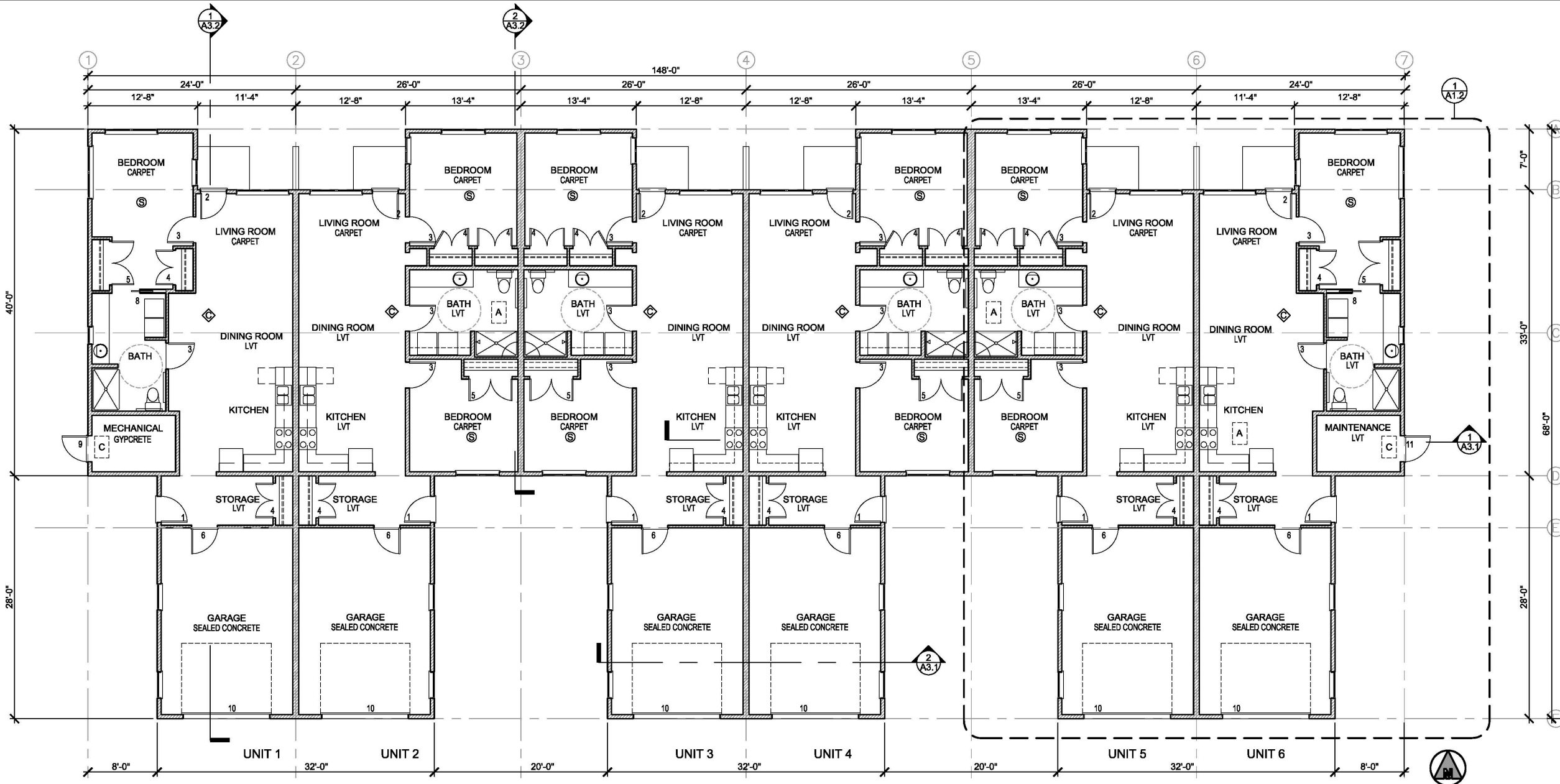
Surrounding Uses	
North	Vacant
South	Vacant
West	Apartment Buildings
East	Residential





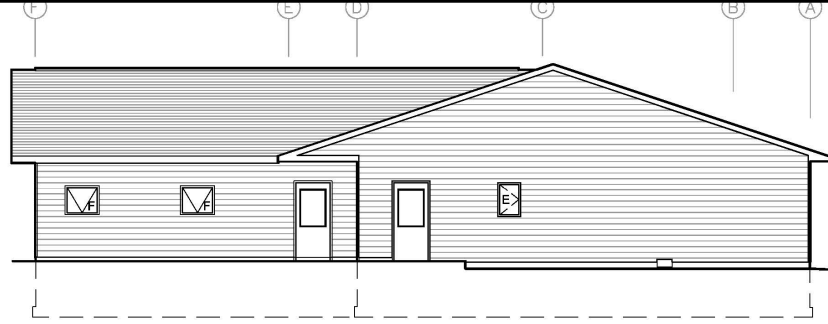
SITE PLAN

SCALE: 1" = 20'-0"



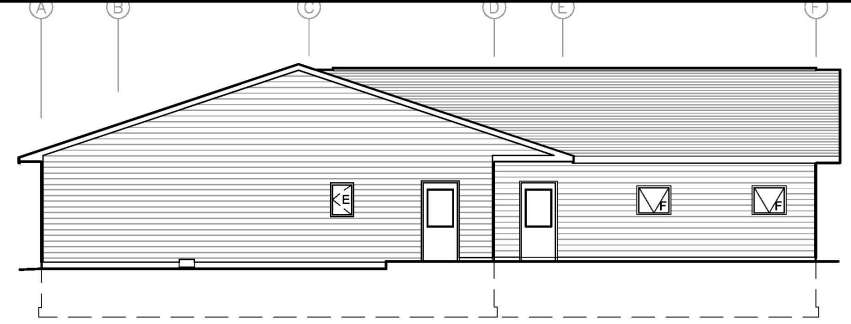
Overall Floor Plan

1/8" = 1'-0"



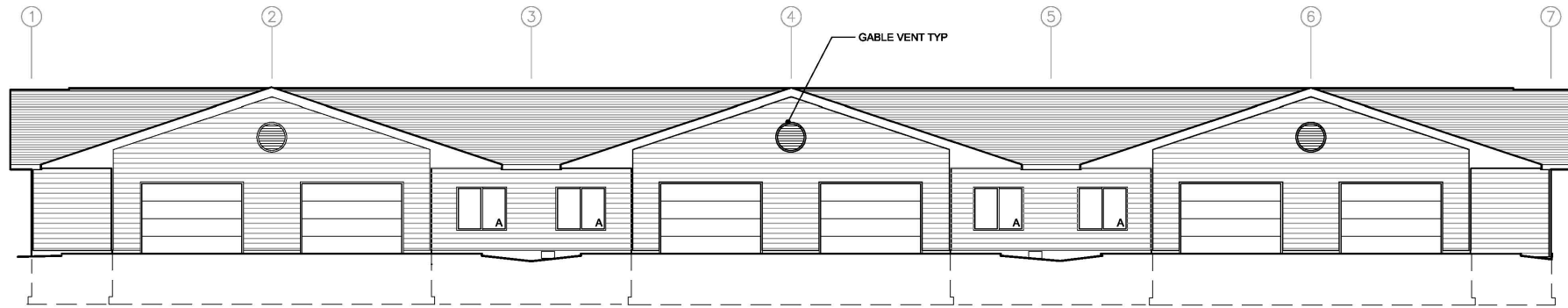
East Exterior Elevation

1/8" = 1'-0"



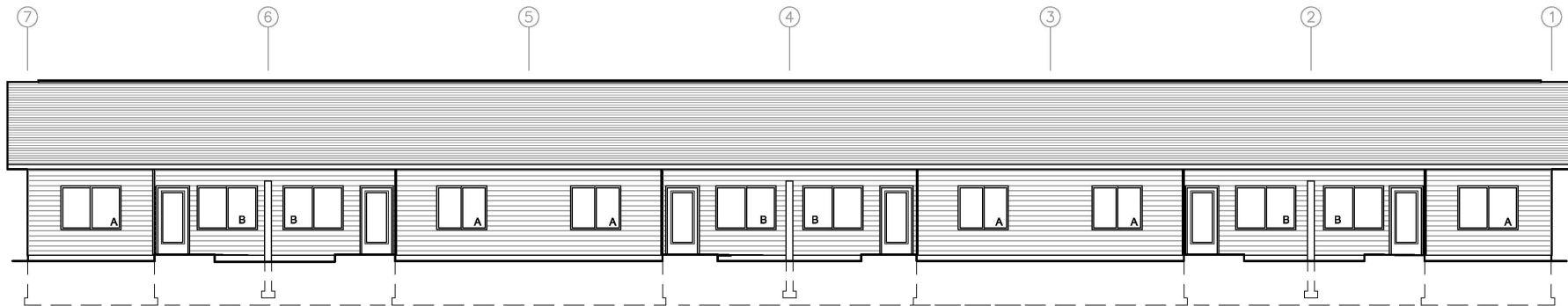
West Exterior Elevation

1/8" = 1'-0"



South Exterior Elevation

1/8" = 1'-0"



North Exterior Elevation

1/8" = 1'-0"

KMC 14.20.150(e) Conditional Use Permit Review Criteria

STAFF ANALYSIS

Criteria 1	<i>The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district.</i>	Met
Criteria 2	<i>The economic and noneconomic value of the adjoining property and neighborhood will not be significantly impaired.</i>	Met
Criteria 3	<i>The proposed use is in harmony with the Comprehensive Plan.</i>	Met
Criteria 4	<i>Public services and facilities are adequate to serve the proposed use.</i>	Met
Criteria 5	<i>The proposed use will not be harmful to the public safety, health or welfare.</i>	Met
Criteria 6	<i>Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.</i>	Met

Development Requirements Analysis

Development Requirements for Two (2) Six-plex in the RR Zone	Minimum Standards	Maximum Standards	Standards Met?
Lot Size (Square Feet)	39,200	-	Yes
Setback (Feet):			
Front	20	-	Yes
Side	15	-	Yes
Rear	20	-	Yes
Parking (No. of Spaces)	12	-	Yes
Lot Coverage (Percentage)	-	30	Yes
Building Height (Feet)	-	35	Yes

cont. KMC 14.22.010 Land Use Table Footnote 3 Conditions

STAFF ANALYSIS

a	<i>The usable area per dwelling unit shall be the same as that required for dwelling units in the RS Zone.</i>	N/A
b	<i>The site square footage in area must be approved by the Commission.</i>	Met
c	<i>Yards around the site, off-street parking, and other development requirements shall be the same as for principal uses in the RR Zone.</i>	Met
d	<i>Water and sewer facilities shall meet the requirements of all applicable health regulations.</i>	Met
e	<i>The proposed dwelling group will constitute a residential area of sustained desirability and stability, will be in harmony with the character of the surrounding neighborhood, and will not adversely affect surrounding property values.</i>	Met
f	<i>The buildings shall be used only for residential purposes and customary accessory uses, such as garages, storage spaces, and recreational and community activities.</i>	Met

KMC 14.22.010 Land Use Table Footnote 3 Conditions

STAFF ANALYSIS

g	<i>There shall be provided, as part of the proposed development, adequate recreation areas to serve the needs of the anticipated population.</i>	Met, subject to Condition 3
h	<i>The development shall not produce a volume of traffic in excess of the capacity for which the access streets are designed.</i>	Met
i	<i>The property adjacent to the proposed dwelling group will not be adversely affected.</i>	Met

Staff Recommendation

Adopt **Resolution PZ2024-08** approving a Conditional Use Permit to construct two (2) six-unit apartment buildings in two (2) phases on a property located at 2150 Redoubt Avenue subject to the listed conditions.

Next Steps

Approval of the Request

If the request is approved, a landscape/site plan and building permit may be issued for the construction of the two (2) six-unit apartment buildings.

Denial of the Request

If the request is denied, the applicant may apply for a landscape/site plan and building permit to construct a four-plex on the premises.

Or, they may submit for a rezone application for consideration of a residential zoning district that allows for a six-plex or greater by-right (i.e., no CUP).

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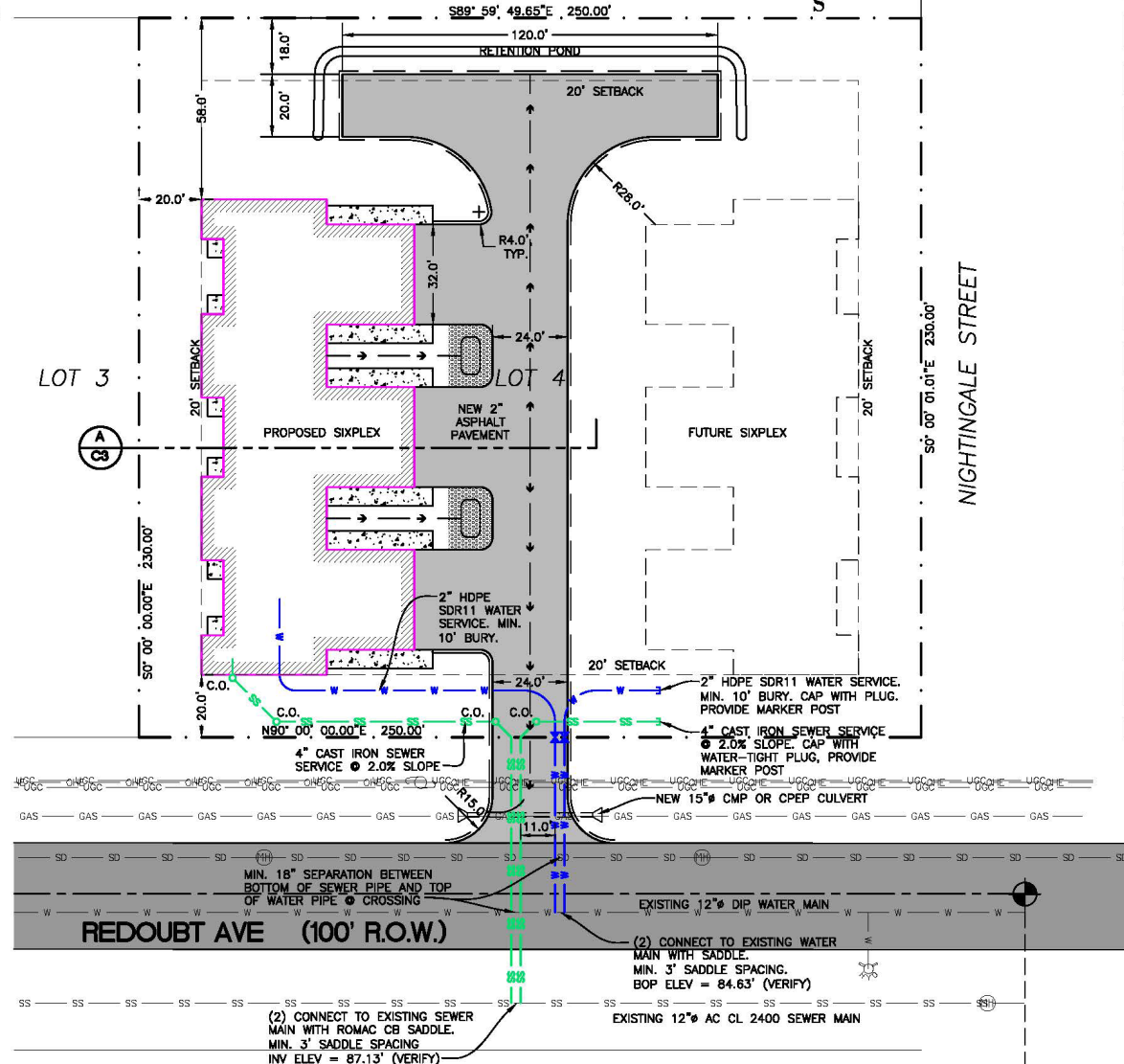
LEGEND	
EXISTING (E) PROPOSED (P)	EXISTING (E) PROPOSED (P)
ASPHALT	UTILITY - GAS
CONCRETE	UTILITY - OVERHEAD ELECTRIC
ISLAND POND WITH INFILTRATION GALLERY PER DETAIL B/C5	UTILITY - UNDERGROUND COM. LINE
BUILDING LINE	UTILITY - SEWER LINE
CULVERT	UTILITY - WATER LINE
EDGE OF ROAD/ PARKING LOT	UTILITY - STORM DRAIN LINE
PROPERTY LINE	CATCH BASIN
SETBACK	ELECTRICAL POWER POLE
SHOULDER	HYDRANT
	MANHOLE
	WATER VALVE

GENERAL NOTES

- DRAWING BASED ON SITE INVESTIGATION PERFORMED BY NELSON ENGINEERING ON 2/8/2024. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL SITE FEATURES. IF THE CONTRACTOR ENCOUNTERS CONDITIONS OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER FOR DIRECTIONS.
- TOPOGRAPHIC VERTICAL CONTROL BASED ON TBM TOP NORTH NUT OF BONNET FLANGE LOCATED AT REDOUBT AVENUE.
- CONTRACTOR SHALL OBTAIN LANE CLOSURE PERMIT FROM THE CITY OF KENAI PRIOR TO STARTING WORK WITHIN THE CITY OF KENAI'S RIGHT-OF-WAY. VEHICULAR AND PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- ALL WORK ON UTILITIES SHALL BE COORDINATED WITH THE CITY OF KENAI PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION METHODS AND MATERIALS USED FOR THIS PROJECT SHALL CONFORM TO MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.), LATEST EDITION.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ACTUAL DEPTH, NUMBER AND LOCATION UNKNOWN. BURIED UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, IDENTIFYING, AND WORKING AROUND ALL UTILITIES WITHIN THE PROJECT LIMITS AT NO ADDITIONAL COST TO THE OWNER. CALL FOR LOCATES PRIOR TO EXCAVATION, ALASKA DIGLINE 1-800-478-3121 OR 811.
- THE FOLLOWING ALASKA STATUTES APPLY TO WORK NEAR OVERHEAD ELECTRIC LINES:
AS 18.60.670 PROHIBITION AGAINST PLACEMENT OF EQUIPMENT NEAR ELECTRICAL LINES AND CONDUCTORS. A PERSON INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE MAY NOT:
(1) PLACE ANY TYPE OF TOOL, EQUIPMENT MACHINERY, OR MATERIAL THAT IS CAPABLE OF LATERAL, VERTICAL OR SWINGING MOTION 10 FEET OFF A HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR.
(2) STORE, OPERATE, ERECT, MAINTAIN, MOVE, OR TRANSPORT TOOLS, MACHINERY, EQUIPMENT, SUPPLIES, MATERIALS, APPARATUS, BUILDINGS, OR OTHER STRUCTURES WITHIN 10 FEET OF A HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR.
AS 18.60.680 ANY WORK WITH MINIMUM DISTANCE STATED ABOVE SHALL REQUIRE CONTACT WITH HEA TO INSTALL TEMPORARY DE-ENERGIZATION AND GROUNDING, OR TEMPORARY RAISING OF CONDUCTORS.
- CONTRACTOR IS REQUIRED TO FIND ALL PROPERTY PINS/MONUMENTS WITHIN THE PROJECT AREA AND PROTECT OR REPLACE AFTER CONSTRUCTION IS COMPLETE.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SCHEDULE D SEED PER M.A.S.S., LATEST EDITION.
- ALL WATER LINE MATERIALS SHALL BE NSF-61 APPROVED. ALL WATER LINE MATERIALS SHALL BE LEAD FREE AS REQUIRED BY ALASKA ADMINISTRATIVE CODE 18 ACC 80.500.
- CONTRACTOR SHALL ADHERE TO LOCAL REQUIREMENTS FOR NOISE, HOURS OF OPERATION, AND DUST CONTROL.
- PARKING LOT STRIPING SHALL BE 4" YELLOW PAINT AND ADA PARKING SHALL BE BLUE AND WHITE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST ADDITION.
- CONTRACTOR'S SURVEYOR WILL HAVE ACCESS TO ACAD DRAWING FOR SITE LAYOUT.



Know what's below.
Call before you dig.



SITE PLAN

SCALE: 1"=20' (22x34)/ 1"=40' (11x17)

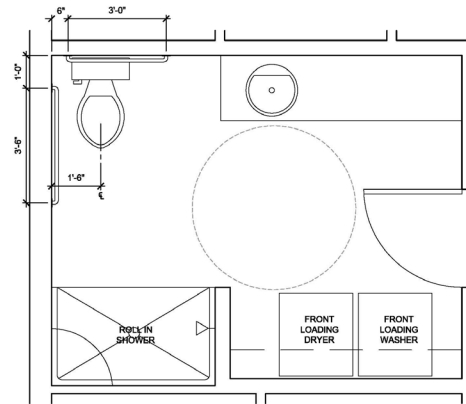


Blank David Seltzer, Inc.
2330 C Street, Suite 200
Anchorage, Alaska 99503
P: 907.562.6076 F: 907.562.6635

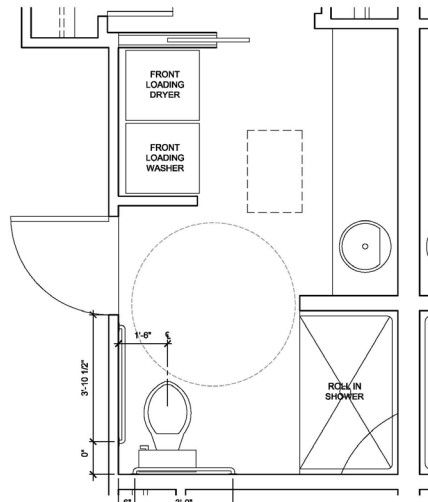
Rainbow Flats
Apartments

Kenai, Alaska
Nelson Project No.: 2020048
Construction Documents
March 26, 2024

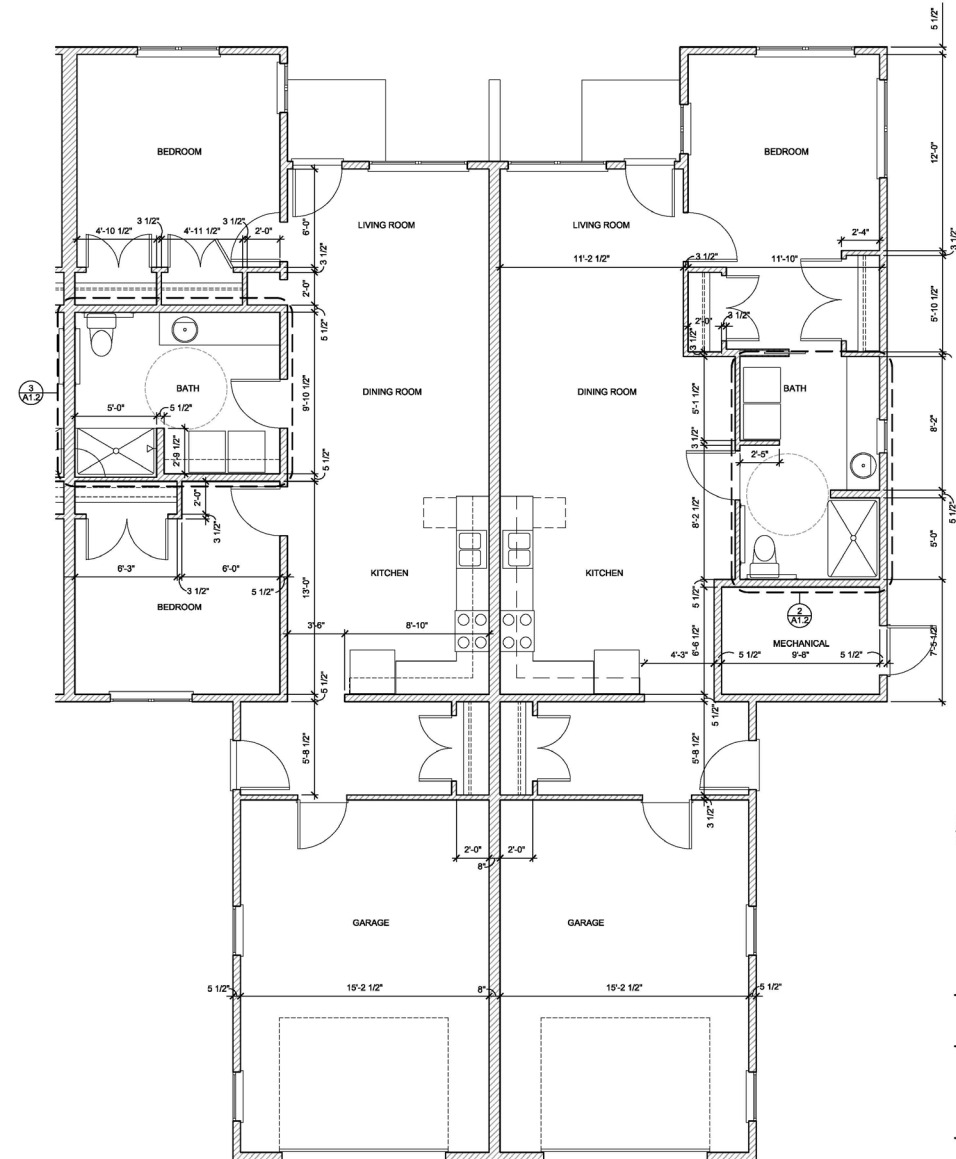
SITE PLAN C1



**Two Bedroom Unit
Enlarged Bathroom Floor Plan** 3
1/2" = 1'-0"



**One Bedroom Unit
Enlarged Bathroom Floor Plan** 2
1/2" = 1'-0"



Enlarged Floor Plan 1
1/4" = 1'-0"



Benzek Durst Seiser, Inc.
3330 C Street, Suite 200
Anchorage, Alaska 99503
P.907.562.6076 F.907.562.6635

**Rainbow Flats
Apartments**

Kenai, Alaska
BOS Project No.: 220007

Construction Documents
February 27, 2024

Overall Floor Plan

A1.2