



Conditional Use Permit Application

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

PROPERTY OWNER

Name:	City of Kenai				
Mailing Address:	210 Fidalgo Ave				
City:	Kenai	State:	Alaska	Zip Code:	99611
Phone Number(s):					
Email:					

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Alaska Children's Institute for the Performing Arts				
Mailing Address:	PO Box 322				
City:	Kenai	State:	Alaska	Zip Code:	99611
Phone Number(s):	(907) 394-1159				
Email:	hereliesdrama@hotmail.com				

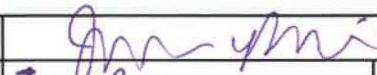
PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04501061
Physical Address:	
Legal Description:	Track 4A Baron Park 2020 Replat
Zoning:	
Acres:	

CONDITIONAL USE DESCRIPTION

(include site plan/floor plan with square footages)
(include State Business License and KPB Tax Compliance if applicable)

How is this property currently being used?	Vacant Lot
Conditional Use Requested for (attach additional sheets if necessary):	
The erecting of a performing arts center.	
Explain how the conditional use is consistent with purposes and intent of the zoning district of the property:	
This commercial building will be consistent with surrounding buildings that are also used for commercial use. No residential homes are in this area.	
Explain how the value of adjoining property and neighborhood will not be significantly impaired by the conditional use:	
The theater will not impair adjoining properties because the majority of use of this performing arts center will be after business hours. Additionally, adequate parking is included in the design of this building and property.	

Use of surrounding property - north:	
Use of surrounding property - south:	
Use of surrounding property - east:	
Use of surrounding property - west:	
Explain how the conditional use is in harmony with the City's Comprehensive Plan:	
<p>Part of the City's comprehensive plan is to develop the arts. This enterprise will not only bring the arts to Kenai for both children and adults but will add greatly to the economic development of the City of Kenai. Performances, children's programs, etc will bring many people to Kenai who in turn will patronize restaurants, stores, etc.</p>	
Are public services and facilities on the property adequate to serve the proposed conditional use?	
Yes.	
Explain how the conditional use will not be harmful to public safety, health, or welfare:	
<p>This facility will have adequate parking so there will be no need for patrons to park on the roadway. Additionally, the design will be ADA compliant and have exterior sidewalks, lighting, etc.</p>	
Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?	
<p>Since the majority of the use of this facility (audiences attending plays and other arts events) occur in the evenings, that will certainly lessen the potential impact of operations impacting neighbors.</p>	
<p>AUTHORITY TO APPLY FOR CONDITIONAL USE: I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.</p>	
Signature:	
Date:	12/09/22
Print Name:	Joe Rizzo
Title/Business:	
<p>For City Use Only</p>	
<p>Date Application Fee Received: 12/9/22</p>	
<p>PZ Resolution Number:</p>	

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General Description:

The proposed Triumvirate Theatre is designed to house live performing events with an audience up to one hundred and fifty people. The Triumvirate Theatre group has worked with the city of Kenai to secure roughly 2 acres of land in the middle of the city adjacent to a city owned park in the commercial district.

Site Information:

The site is located near the intersection of Marathon Road and Daubenspeck Road. The lot is currently undeveloped, native ground and relatively flat in topography. We expect three feet of organics will need to be removed and replaced with NFS fill at all building and parking locations. The roughly two acre lot can accommodate 63 parking spaces as well as a loading zone for the theatre. Daubenspeck Road is paved and has water, sewer, power and telephone located in the right of way.

Foundation:

The building will be founded on a concrete thickened edge footing system with a 4" concrete slab on grade throughout the building. Where needed, spread footings shall be provided for interior steel columns.

Exterior Wall Construction:

The exterior walls shall be dimensional wood framing at 6 inches and 8 inches, filled with minimum R-21 continuous batt insulation. Vapor barrier and 5/8" gypsum wall board will be installed on the interior side. Exterior side of the wall will consist of 5/8" sheathing, weather barrier and pre-finished metal siding. At some areas a composite panel system will be used to highlight public areas.

Roof Construction:

Pre-fabricated wood trusses shall be utilized to span the exterior walls and 5/8" plywood sheathing shall provide shear for the roof system. The plywood will be protected with ice and water shield, then covered by a pre-finished, standing seam metal roof.

Doors and Windows:

All windows shall be 4 inch or 6 inch aluminum windows, with glazed 1-inch, insulated glass units. Exterior doors shall be insulated steel doors, galvanized and custom painted. Interior doors, fire-rated or non-fire-rated doors will be solid core wood doors with wood veneer faces. All door frames will be hollow metal, painted.

Interior Finishes:

- Flooring – Carpet tile: 24" x 24" in theater, offices, lobby hallways and balcony areas.
- Concrete – Polished concrete in bathrooms and sealed concrete in accessory spaces.
- Paint – Gypsum wall board – No VOC Latex paint. Metal – Acrylic Direct to Metal. Wood – Clear Acrylic
- Ceilings – The majority of the ceilings shall be suspended ceiling tile. Linear wood ceilings shall be used in limited public locations as design elements.

Theatre Design:

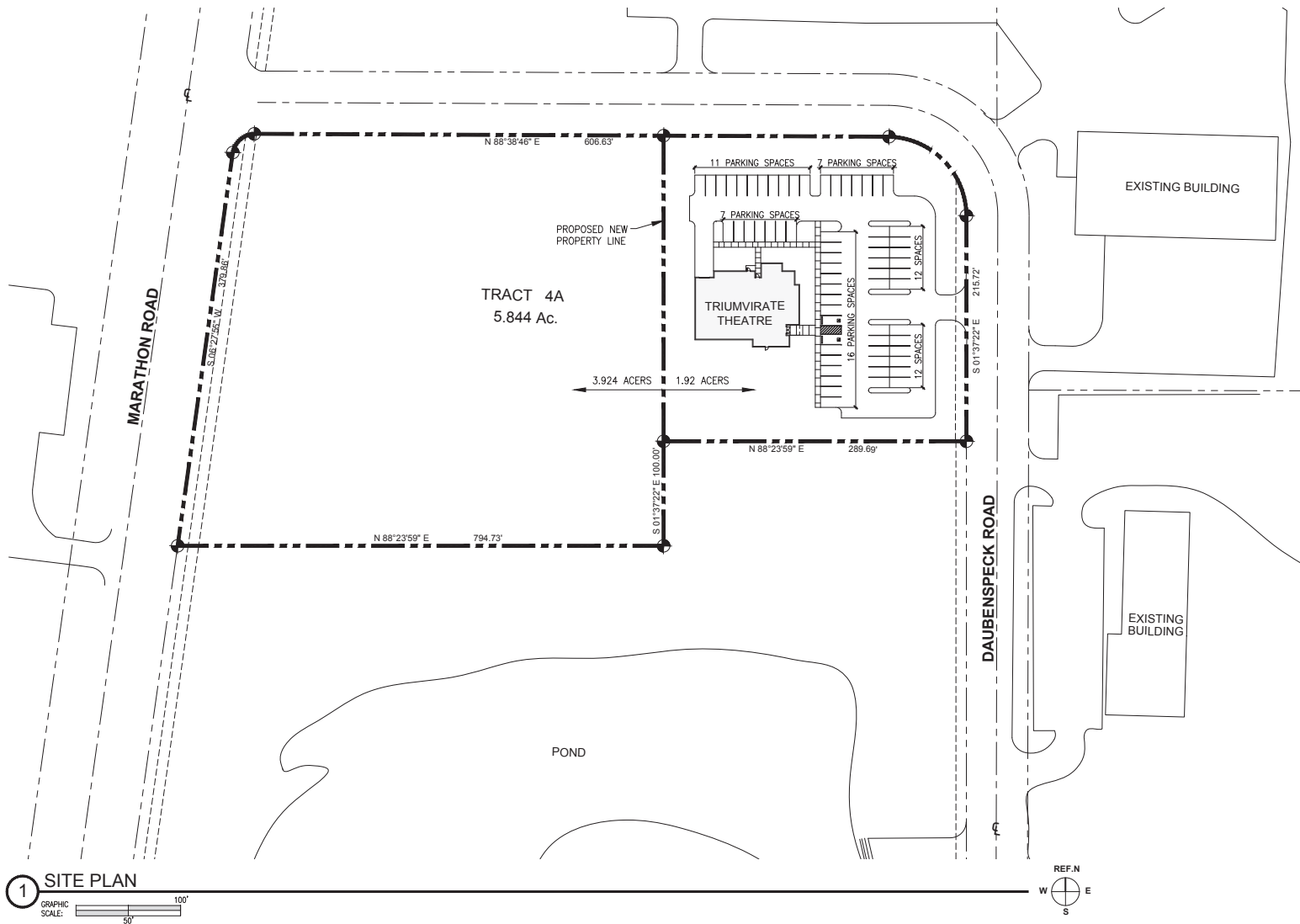
The theatre interior shall have appropriate lighting, acoustics and sound system throughout. Special care will be used when designing each system to account for live performances as well as motion pictures. The theatre floor shall be a gentle sloping floor to the stage allowing for good sight lines between fixed seats. The stage will be made supported by wood framing, sheeted and painted black.

The heating and cooling systems will be provided from ground mounted HVAC units through routed through the plenum space in the building. The building will also have a boiler system to provide additional heat to the building through cabinet unit heaters and baseboard heat. The boiler will also provide heat to hot water and the public sidewalks.

The theatre will have access to 3-phase power from the adjacent street which will feed the air-handlers and theatre required lighting and sound. We look forward to working with a lighting and sound specialist to design these systems. The general area lighting and support spaces will be designed by the electrical engineer. Site lighting will be provided by light poles throughout the parking lot.

[illegible]

- Construction Type: V-B
- Occupancy Type: A-2
- Building Area: Story 1: 6,590 S.F.
 Story 2: 1,136 S.F.
 Total Area: 7,726 S.F.
- Building Height: 2 stories under 40 feet tall
- Sprinkler System: Provided
- Manual Fire Alarm System: Provided

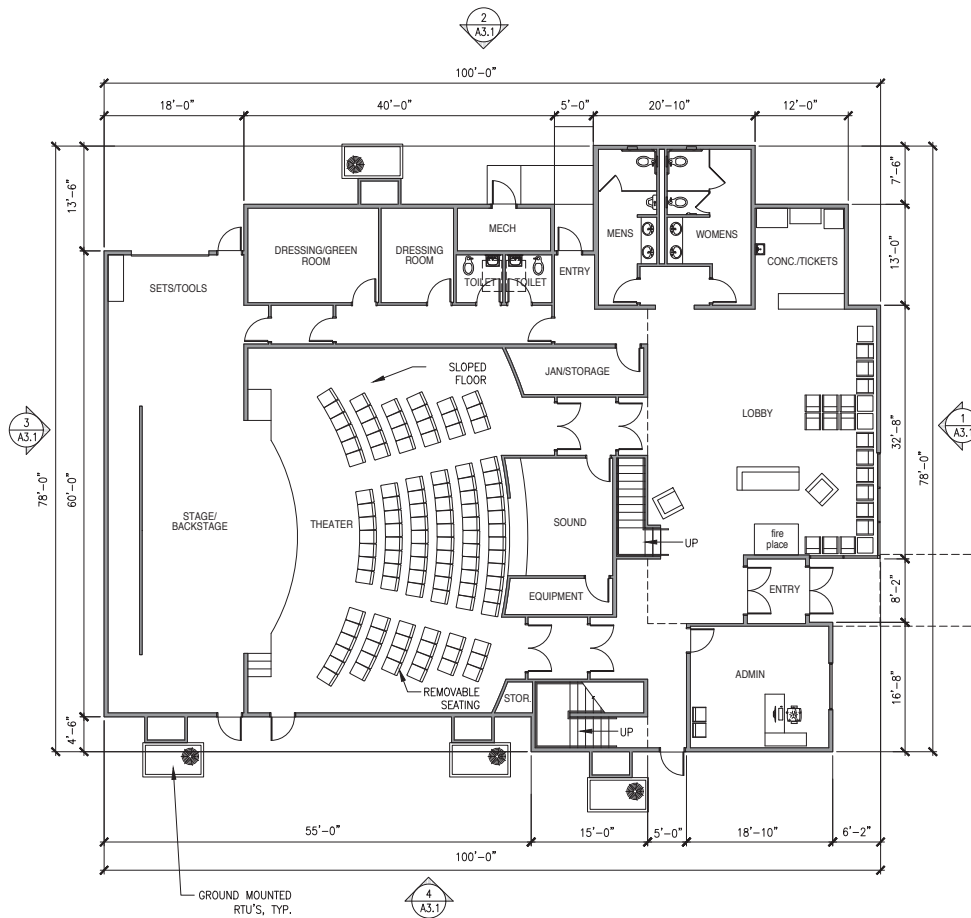


PARKING
(63) PARKING SPACES
(2) ADA ACCESSIBLE SPACES
(1) 12' SERVICE DRIVE

1 SITE PLAN
GRAPHIC SCALE: 50' 100'



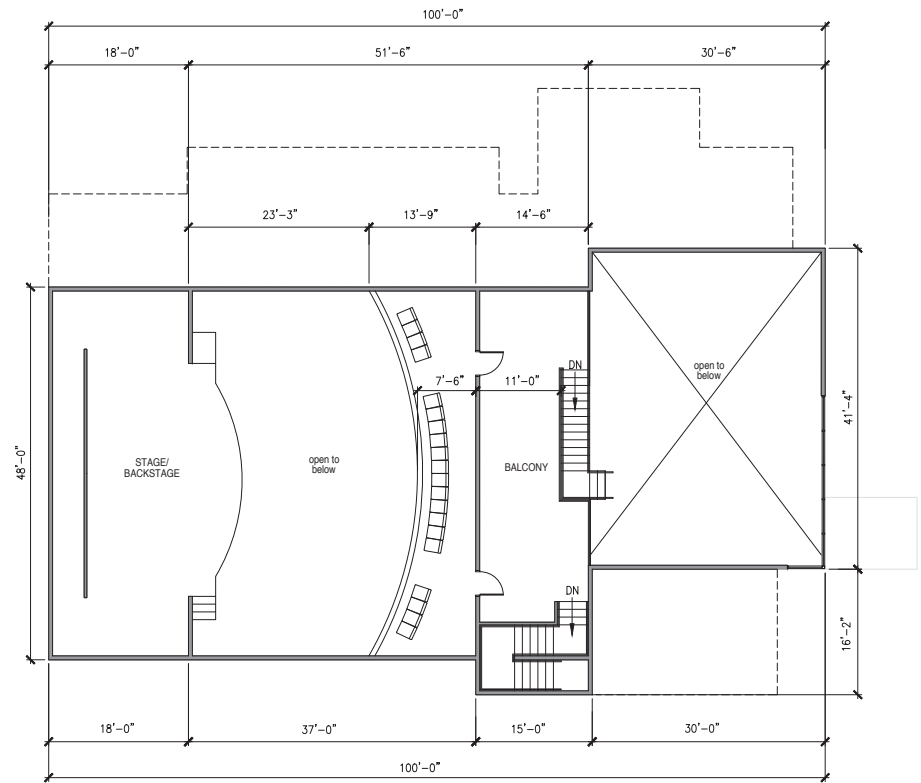
TRIUMVIRATE THEATRE



1 MAIN FLOOR PLAN

GRAPHIC SCALE: 1" = 6'

MAIN FLOOR AREA: 6,590 S.F.
SECOND FLOOR AREA: 1,136 S.F.
TOTAL AREA: 7,726 S.F.



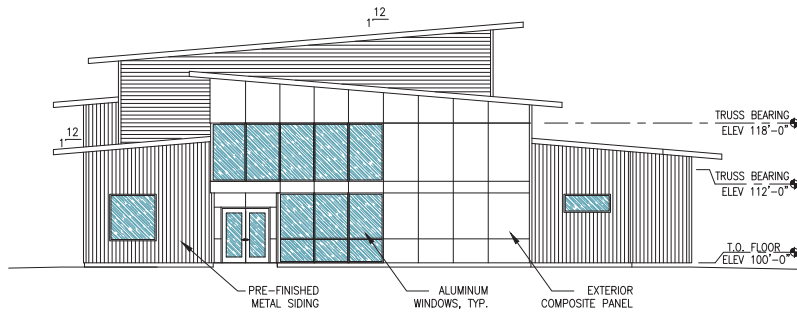
2 SECOND FLOOR PLAN

GRAPHIC SCALE: 1" = 6'

MAIN FLOOR AREA: 6,590 S.F.
SECOND FLOOR AREA: 1,136 S.F.
TOTAL AREA: 7,726 S.F.

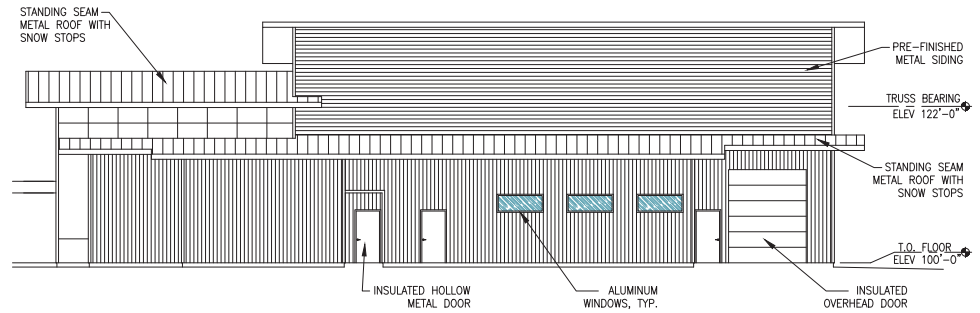


TRIUMVIRATE THEATRE



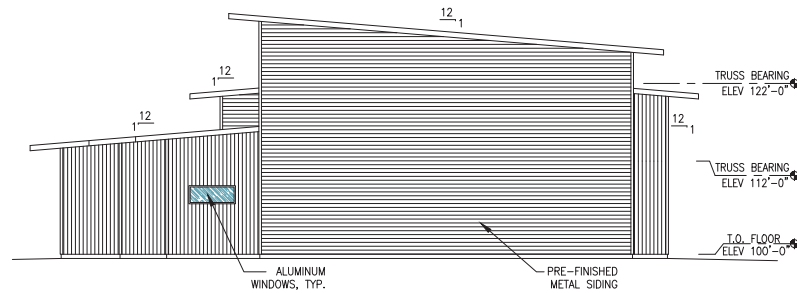
1 SOUTH ELEVATION

GRAPHIC SCALE: 1" = 6'



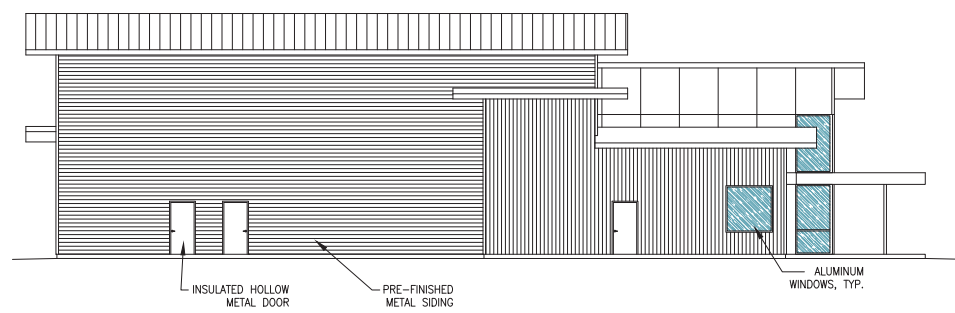
2 EAST ELEVATION

GRAPHIC SCALE: 1" = 6'



3 NORTH ELEVATION

GRAPHIC SCALE: 1" = 6'



4 WEST ELEVATION

GRAPHIC SCALE: 1" = 6'

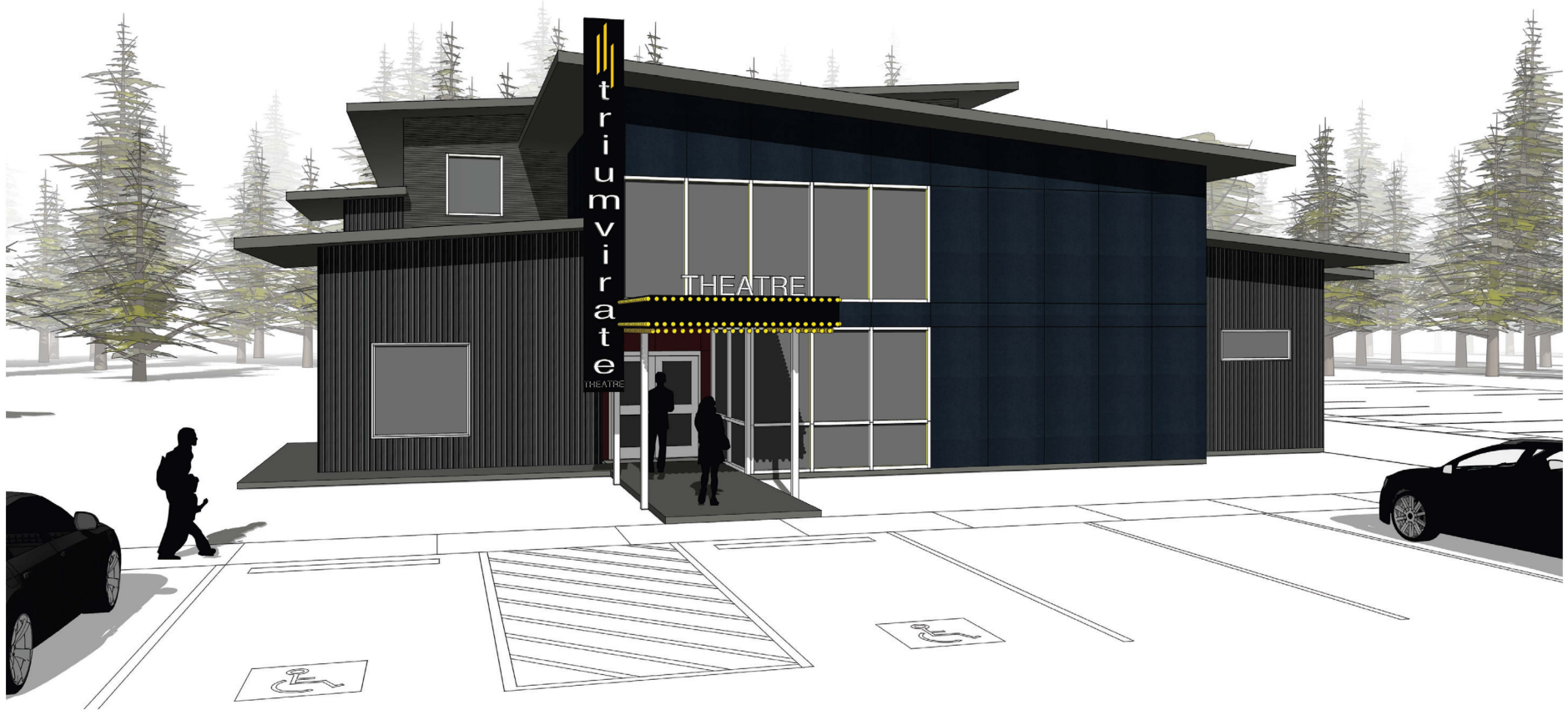
TRIUMVIRATE THEATRE

EXTERIOR ELEVATIONS A2.1

K+A designstudios

DATE: 7.30.2021 ARCHITECTURE + PLANNING

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T: 907.283.3698 WWW.KA-DESIGNSTUDIOS.COM



TRIUMVIRATE THEATRE

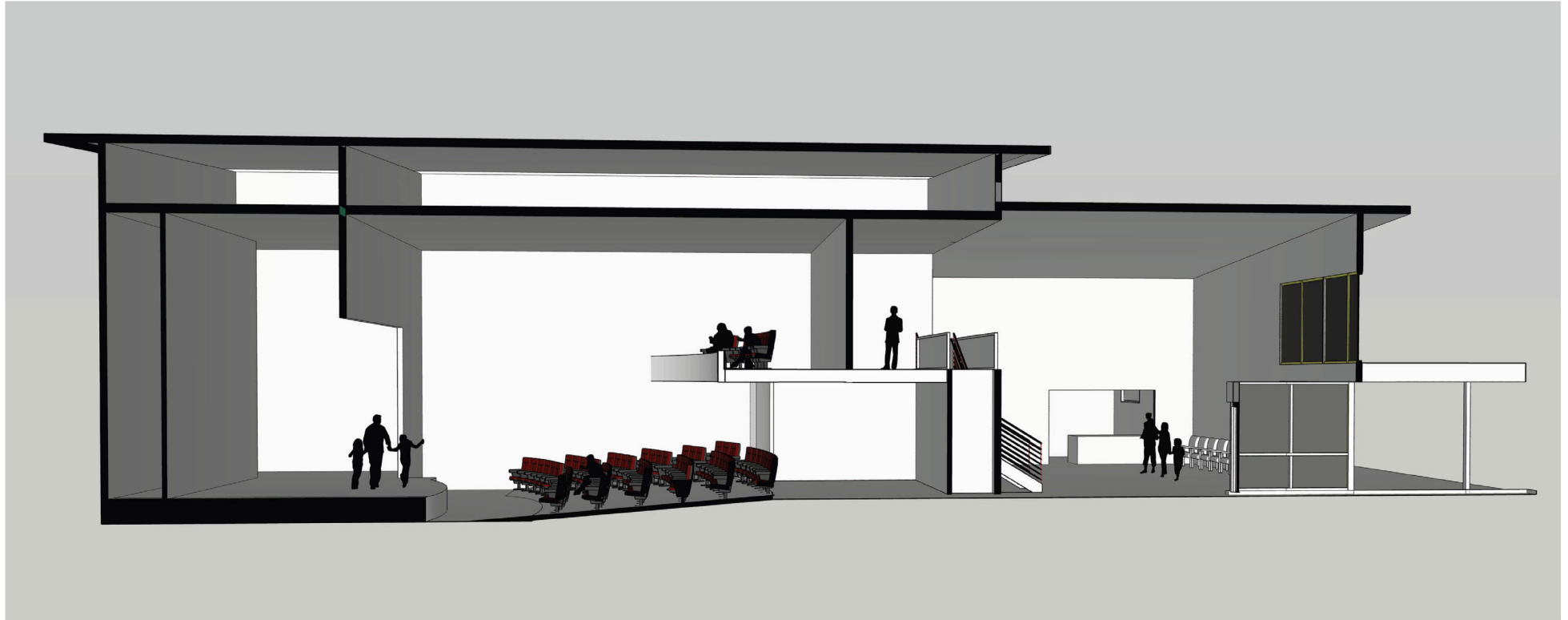
A3.1

K+A designstudios

DATE: 7.30.2021

ARCHITECTURE + PLANNING

130 TRADING BAY RD. SUITE 330 KENAI, ALASKA 99611
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TRIUMVIRATE THEATRE

A3.2

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DATE: 7.30.2021

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