

Application for Preliminary Plat

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Habitat for Humanity		Name (last name first) Boutet Company	
Mailing Address 1057 W. Fireweed Lane		Mailing Address 601 East 57th Place	
Anchorage, AK., 99503		Anchorage, AK., 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
907-952-9944		907-522-6776	
E-mail		E-mail	
		thoffman@tbcak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 005-012-32-000			
Site Street Address: 603 Lane Street			
Current legal description: (use additional sheet if necessary) Lot 18 Block 2 Nels Klevin Subd			
Zoning: R-3	Acreage: .143	Underlying Plat #: P-106A	Grid #: SW1136
# Lots: 1	# Tracts: 0	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Habitat Village East Subdivision, Lots 1 and 2		
# Lots: 2	# Tracts: 0	Total # parcels: 2

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. 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 subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature	Owner	Representative	Date
			7/2/24
(Representatives must provide written proof of authorization)			
Print Name			
Tony Hoffman			

S 12785 JUL 15 2024

Accepted by:	Poster & Affidavit	Fee:	Case Number:	Meeting Date:
			S12785	07/15/2024

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:
 Preliminary Plat Final Plat - Case Number(s):
 Conditional Use - Case Number(s):
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provide by: Public utility Community well Private well
 Wastewater disposal method: Public utility Community system Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Certificate to Plat

4 copies required: Subdivision drainage plan

9 copies required: Topographic map of platted area

16 copies required:
 (7 copies for a short plat) Signed application (copies)
 Preliminary plat
 As-built (if applicable)
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:
 Soils investigation and analysis reports (4 copies) Waived by _____



5/17/24

Habitat Village East Subdivision - Unit Lot Subdivision Site Development Compliance

The proposed Habitat Village East Subdivision, Lots 1 and 2, are being processed as a unit lot subdivision, under 21.08.070 E, which allows for a “zero lot line” type of development in certain zoning areas. The following narrative and attached plans show compliance with the applicable Title 21 requirements.

Background

The proposed subdivision, which will create 2 lots for a duplex, is in east Anchorage in the Mountain View area. The property is located on the east side of Lane Street, between Thompson and Parson Avenue. The existing legal description is Lot 18, Block 2, Nels Klevin Subdivision, Plat P-106A. The property is zoned R-3. The water services for the lot will come from the existing water main in Lane Street. The sewer will be brought in from the sewer main on the 20’ alley on the east side of the property.

Responses

Following are responses to the applicable Title 21 requirements for the development plan design as required (responses are underlined):

21.08.070 E.6.a Open Space Requirement. N/A

21.08.070 E.6.b Drainage Shown on plan

21.08.070 E.6.c Snow Storage N/A

21.08.070 E.6.d Landscaping L1 Landscaping shall be installed along Lane Street (as shown on plan)

21.08.070 E.6.e Refuse collection Refuse collection will be from the 20’ alley, making the application of the standard N/A (per 21.07.080G.2.a.v)

21.08.070 E.6.g Design Standards 21.07.110 No multi family standards in 21.07.110 are applicable.

21.08.070 E.6.h Driveway cuts The driveways will be on the east side, and are accessed onto a public gravel road

21.08.070 E.6.i AWWU services Shown on plan

21.08.070 E.6.j Design Standards 21.07.110 (DT districts) N/A

21.07.060 F.5 Pedestrian Frontage Standard (Table 21.07-3)

A. Minimum required ground-floor, street-facing building elevation with on-site walkways, pedestrian amenities, or landscaping in front – and no off-street automobile parking or circulation.....:

This development has off-street parking (N/A)

B. Maximum allowed width of residential garage entrance(s) on ground-floor street-facing building elevation

These units have no garages (N/A)

C. Maximum allowed distance a garage may project out in front of the rest of the street-facing residential building elevation

These units have no garage (N/A).

D. Minimum required visual access windows or primary entrances on non- residential ground-floor street-facing building elevation.

This is a residential development (N/A):

E. Minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations.

The 2 duplex units have 150 s.f. of window area facing N. Lane Street. The overall area on the building area facing N. Lane Street is 720 s.f., so the window area is 21% (in excess of the required

20%).

On the secondary (east) side facing the 20' alley, there is 160 s.f. of window area, and the building elevation is area 720 s.f., which is 22%, well above the required 5%.

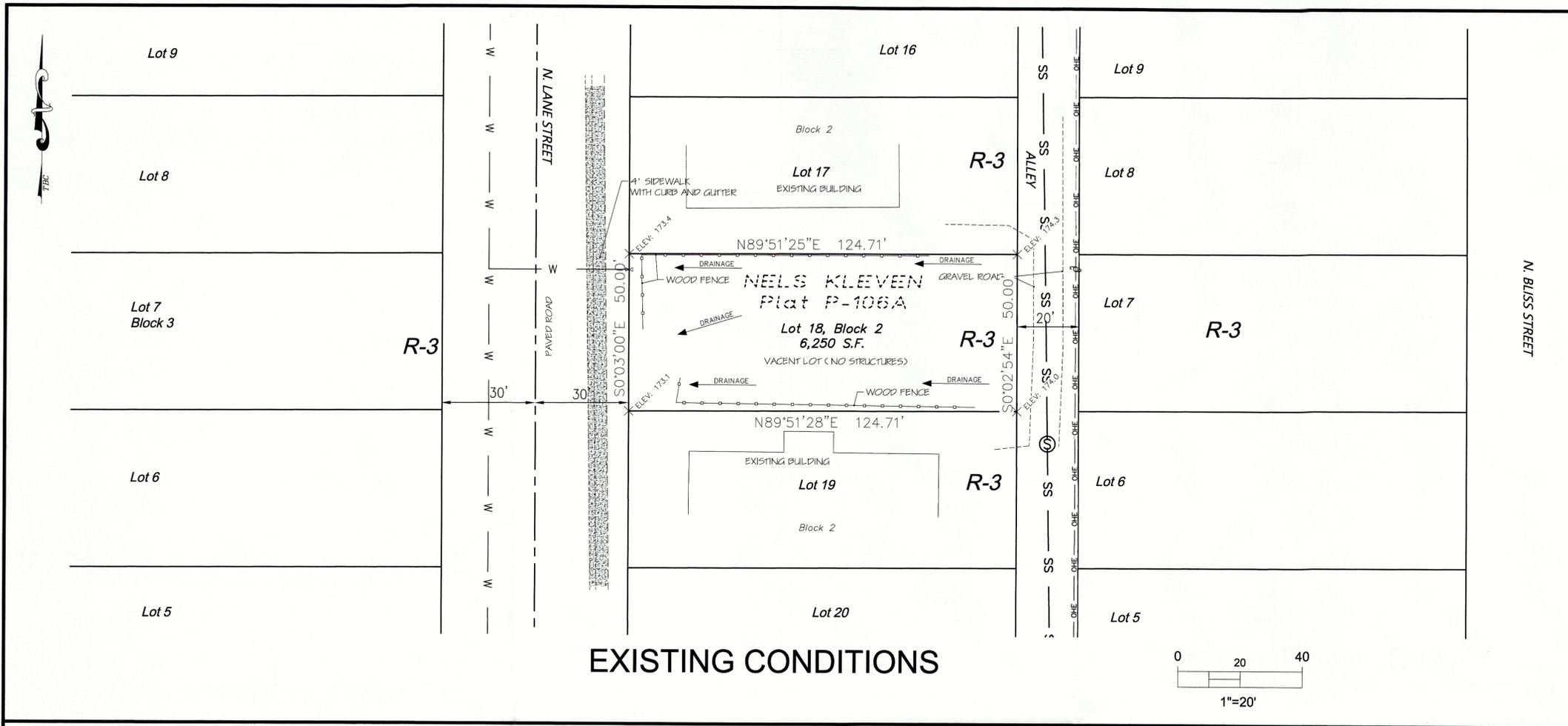
F. Requirement for primary entrance facing the street or visible from the street via an unobstructed line of sight (Residential: Meet 21.07.060G.16., Covered, Visible Residential Entrance)..

The entrance shall meet the following standards:

- a) *The entrance shall incorporate a porch, stoop, or landing with an internal dimension of at least 16 square feet, and a permanent, sheltering roof covering at least 12 square feet. Each covered entry porch facing the east side of Lane Street is 35 s.f..*
- b) *The porch, stoop, or landing shall be distinguished from adjoining areas and vehicle parking by vertical separation or a change in surfacing material. The 2 individual covered entries Facing Lane Street are clearly delineated by the entry steps, doors and coverings.*
- c) *The building entrance shall also be visible (via an unobstructed line of sight) from a street or face a common private open space (21.07.030), a plaza or courtyard (21.07.060G.6.), a housing courtyard (21.07.060G.7.), or a shared parking courtyard (21.07.060G.23.) that is visible from a street. The 2 individual covered entries facing Lane Street are clearly visible from the road.*

Attachments

- | | |
|-----------|---------------------------------------------|
| Exhibit A | Floor Pan |
| Exhibit B | Prelim plat and development plan |
| Exhibit C | Prelim plat and application and information |



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Habitat for Humanity
1057 West Fireweed Lane
Anchorage, AK 99503

Owner
Title

CODE INFORMATION:

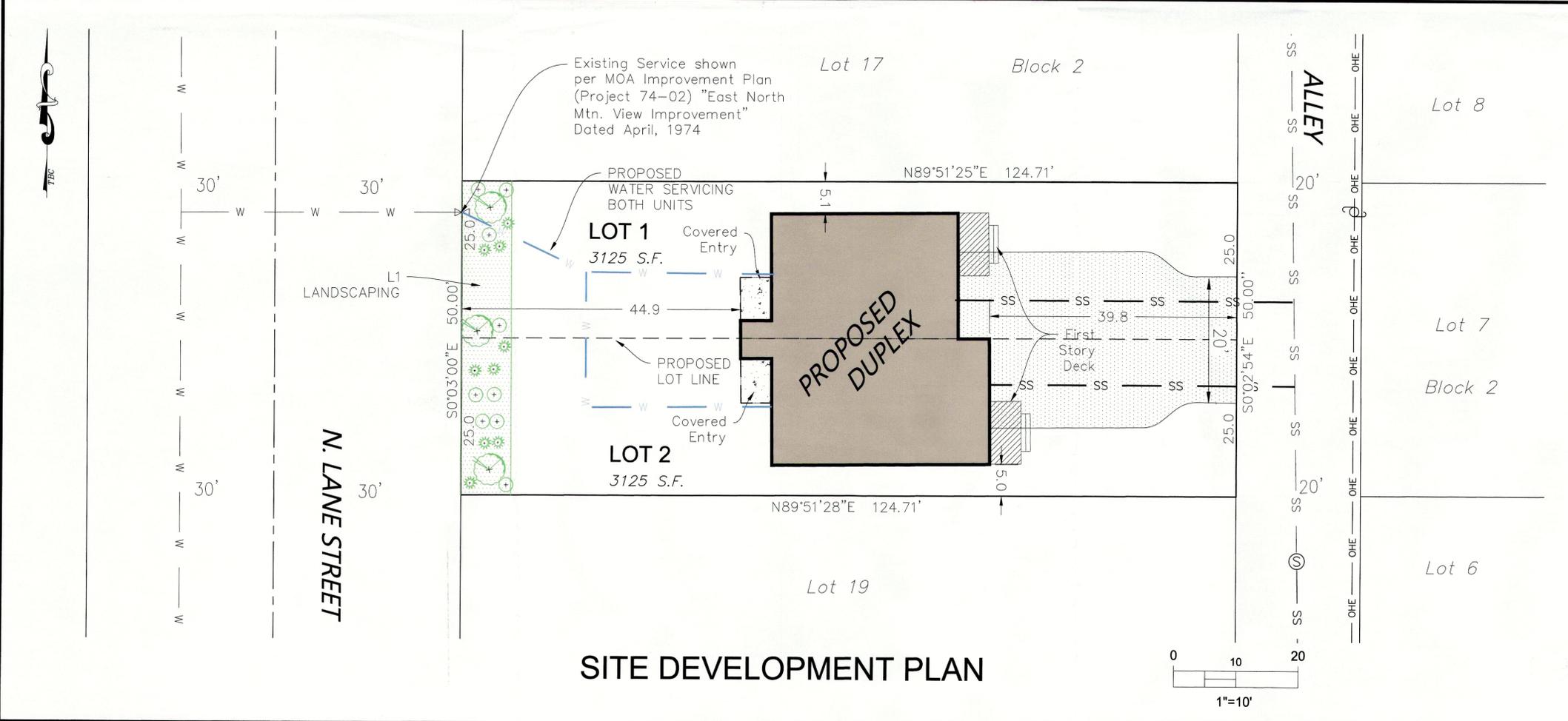
- EXISTING ZONING: R-3
COMPLIANCE WITH TITLE 21 UNIT LOT PRELIM PLAT STANDARDS (21.08.070.E.3.c)
- Property Lines of Parent Lot (SHOWN)
 - Setbacks of Parent Lot (SHOWN)
 - Footprints of Existing Structures to Remain (NONE) See Coverage Calculations in note 3 below
 - Footprints of Proposed Structures (SHOWN)
 - Delineation of Required Open Space N/A
 - Driveways and Parking (SHOWN)
 - Any Common Interest Buildings (NONE)
 - Layout of Pedestrian Circulation (SHOWN)
 - Utility Plan (SHOWN)

NOTES

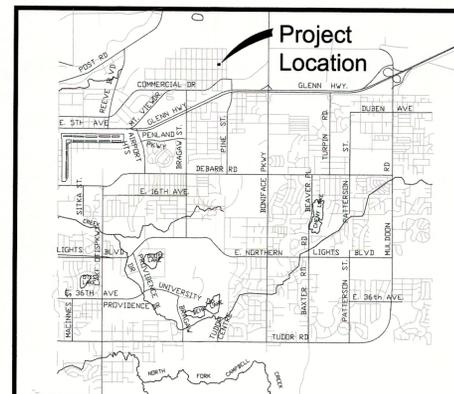
- This subdivision is being developed as a "Unit Lot" per 21.08.070 E
- Distance units shown are in U.S. feet.
- The unit area for proposed Lot 1 is 611 s.f. (20%)
The unit area for proposed Lot 2 is 718 s.f. (23%)
Both fall well under the maximum lot coverage allowed 40%.

LEGEND

- SS Proposed Sewer Improvements
- W Proposed Water Improvements
- Proposed Driveway
- W Existing Water
- SS Existing Sewer
- DRAINAGE Existing Drainage
- ELEV: 174.4 Existing Elevation



EXISTING ZONING: R-3



PROPOSED PRELIMINARY PLAT and SITE DEVELOPMENT PLAN of Habitat Village East Subdivision Lots 1 and 2

A subdivision of Lot 18, Block 2, NELS KLEVEN, per Plat Number P-106A, Records of the Anchorage Recording District, Third Judicial District, State of Alaska. Located Within S.W. 1/4 Section 10, T13N, R3W, S.M.

CONTAINING 0.14 Acres



FB/PG:	N/A
Grid:	SW 1136
Scale:	Varies
Drawn By:	MLJ
Checked:	TH
Date:	5/17/2024
MOA Case No.:	N/A
SHEET	1 of 1

