

# Application for Preliminary Plat

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

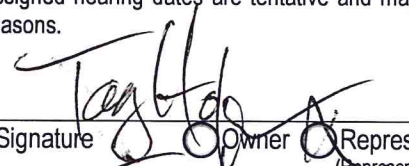
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Habitat for Humanity	Name (last name first)	Boutet Company
Mailing Address	1057 W. Fireweed Lane	Mailing Address	601 East 57th Place
	Anchorage, AK., 99503		Anchorage, AK., 99518
Contact Phone – Day	Evening	Contact Phone – Day	Evening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

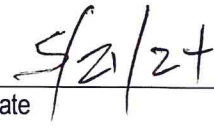
\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

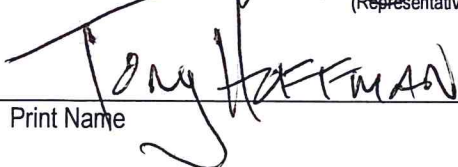
PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 005-012-32-000			
Site Street Address: 603 Lane Street			
Current legal description: (use additional sheet if necessary) Lot 18 Block 2 Nels Klevin Subd			
Zoning: R-3	Acreage: .143	Underlying Plat #: P-106A	Grid #: SW1136
# Lots: 1	# Tracts: 0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

Date 

Print Name 

S12785 JUL 15 2024

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



COMPREHENSIVE PLAN INFORMATION			
<b>Improvement Area (per AMC 21.08.050B.):</b> <input checked="" type="radio"/> Class A <input type="radio"/> Class B			
<b>Anchorage 2040 Land Use Designation:</b> <input checked="" type="checkbox"/> Neighborhood (Residential) <input type="checkbox"/> Center <input type="checkbox"/> Corridor <input type="checkbox"/> Open Space <input type="checkbox"/> Facilities and Institutions <input type="checkbox"/> Industrial Area			
<b>Anchorage 2040 Growth Supporting Features:</b> <input type="checkbox"/> Transit-supportive Development <input type="checkbox"/> Greenway-supported Development <input type="checkbox"/> Traditional Neighborhood <input type="checkbox"/> Residential Mixed-use			
<b>Eagle River-Chugiak-Peters Creek Land Use Classification:</b> <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions <input type="checkbox"/> Marginal land <input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study <input type="checkbox"/> Residential at _____ dwelling units per acre			
<b>Girdwood- Turnagain Arm</b> <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/opens space <input type="checkbox"/> Public Land Institutions <input type="checkbox"/> Marginal land <input type="checkbox"/> Alpine/Slope Affected <input type="checkbox"/> Special Study <input type="checkbox"/> Residential at _____ dwelling units per acre			
ENVIRONMENTAL INFORMATION (All or portion of site affected)			
Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone
Floodplain:	<input checked="" type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input checked="" type="radio"/> "2"	<input type="radio"/> "3"
		<input type="radio"/> "4"	<input type="radio"/> "5"
RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)			
<input type="checkbox"/> Rezoning - Case Number: _____			
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s): _____			
<input type="checkbox"/> Conditional Use - Case Number(s): _____			
<input type="checkbox"/> Zoning variance - Case Number(s): _____			
<input type="checkbox"/> Land Use Enforcement Action for _____			
<input type="checkbox"/> Building or Land Use Permit for _____			
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage			
POTABLE WATER AND WASTE WATER DISPOSAL			
Potable Water provide by: <input checked="" type="radio"/> Public utility <input type="radio"/> Community well <input type="radio"/> Private well			
Wastewater disposal method: <input checked="" type="radio"/> Public utility <input type="radio"/> Community system <input type="radio"/> Private on-site			
APPLICATION REQUIREMENTS			
(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)			
	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> 8½" by 11" reduced copy of plat <input type="checkbox"/> Certificate to Plat		
4 copies required:	<input type="checkbox"/> Subdivision drainage plan		
9 copies required:	<input type="checkbox"/> Topographic map of platted area		
16 copies required: (7 copies for a short plat)	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Preliminary plat <input type="checkbox"/> As-built (if applicable) <input type="checkbox"/> Summary of community meeting(s) (not required for short plat)		
(Additional information may be required)			
Additional required documents unless specifically waived by Platting Officer:			
<input type="checkbox"/> 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)..***

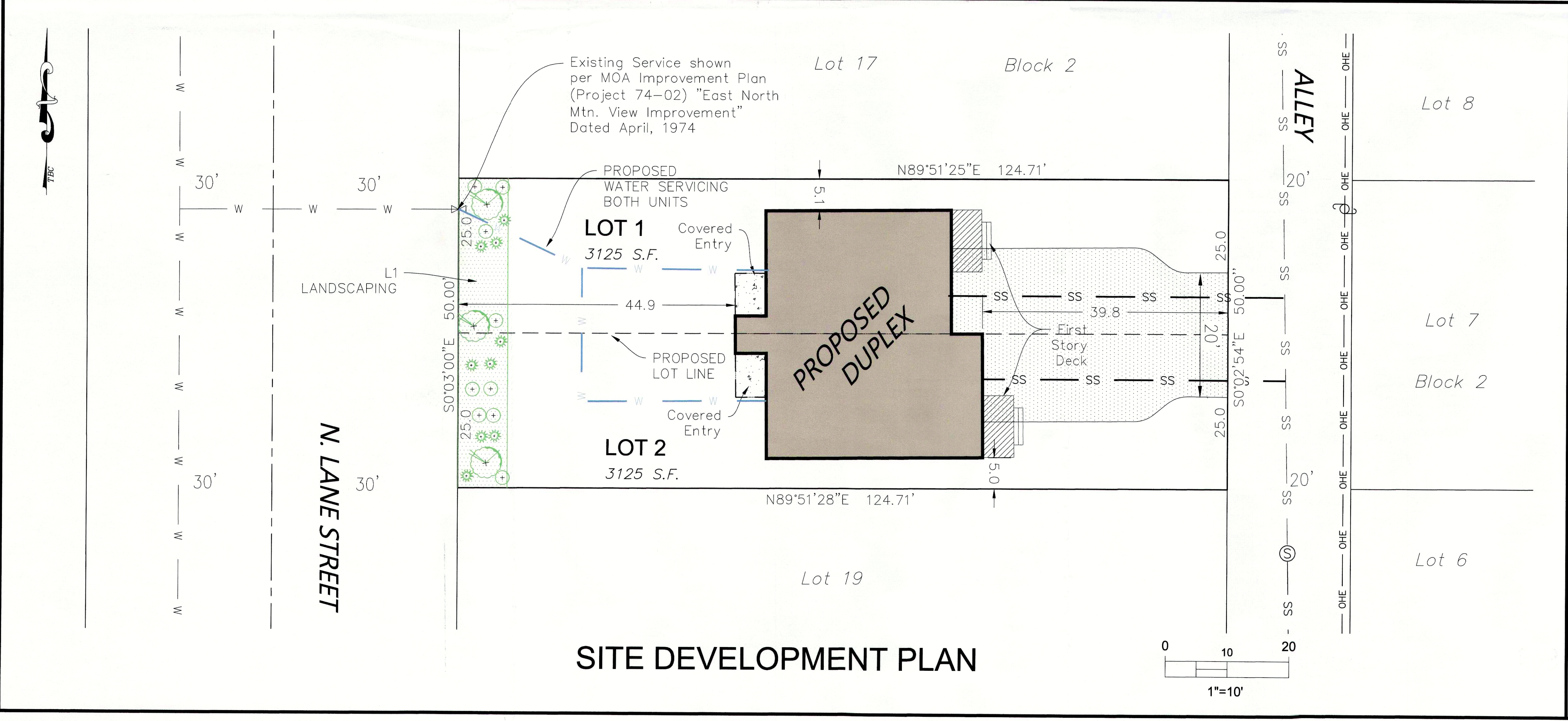
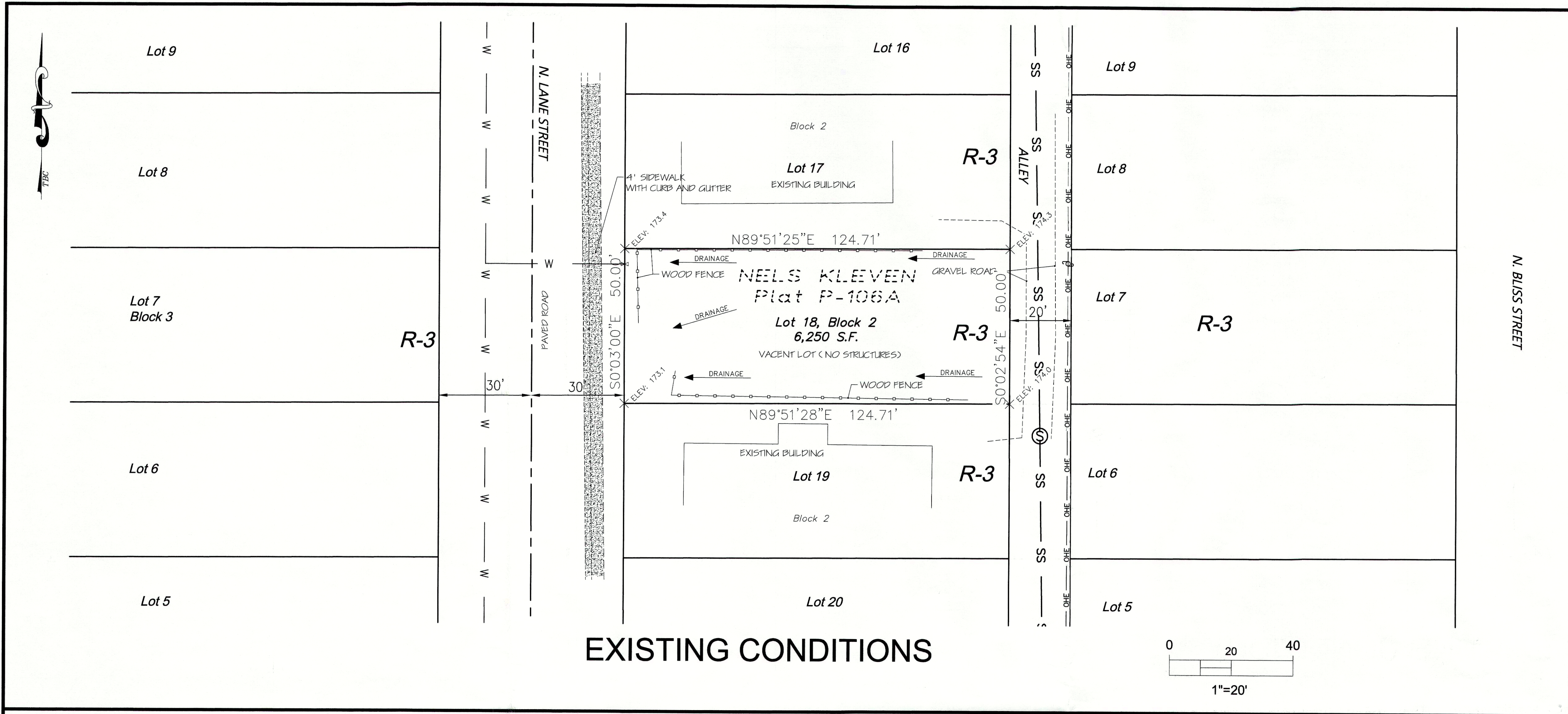
*The entrance shall meet the following standards:*

- 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)

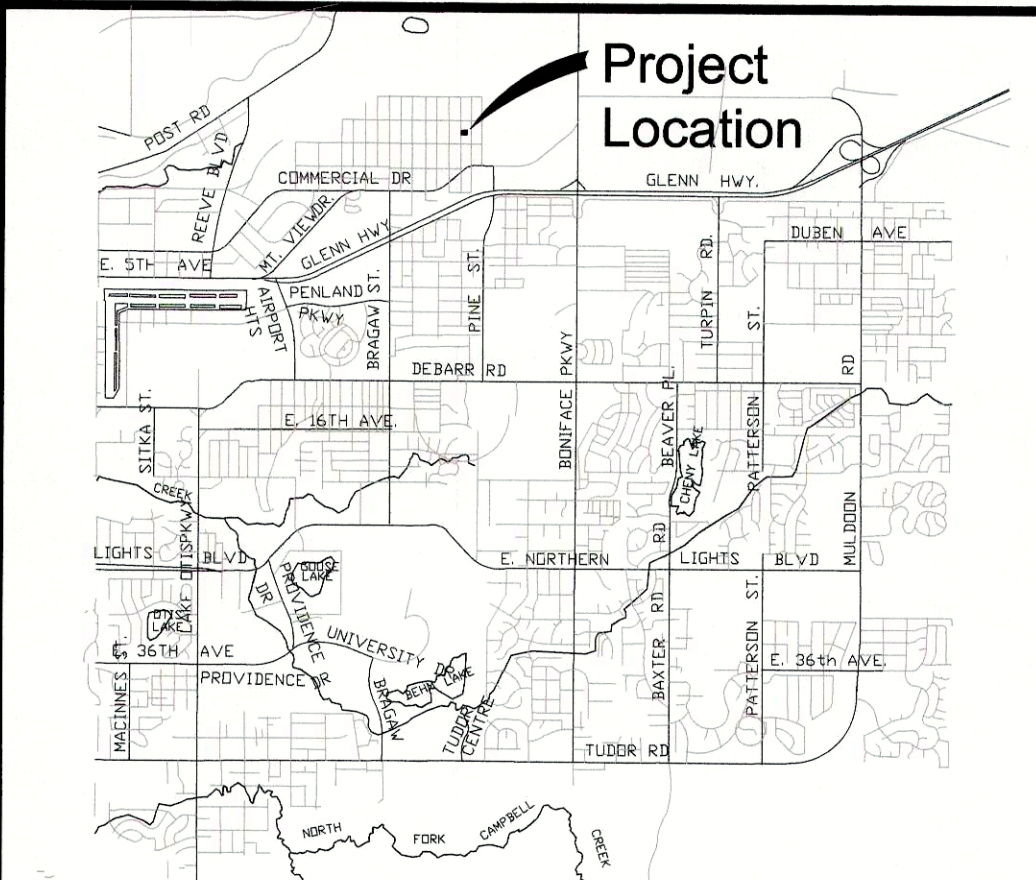
NOTES

- 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

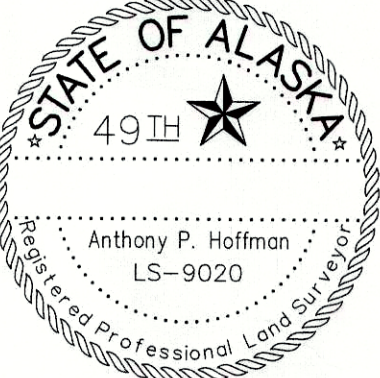


Vicinity Map Scale: 1" = 1 Mile T13N R3W, R3W Seward Meridian

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
<b>SHEET 1 of 1</b>

The Boutet Company, Inc.  
601 E. 57th Place #102  
Anchorage, AK 99518  
Ph: 907-522-6778  
Fx: 907-522-6779  
License No. AEC0957