

MUNICIPALITY OF ANCHORAGE  
PLATTING BOARD  
RESOLUTION NO. 2024-014

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE REQUEST TO REMOVE PLAT NOTE #3 THAT STATES “*PRIOR TO DEVELOPMENT OF TRACTS A1-1 & A1-2, SITE PLAN APPROVAL SHALL BE OBTAINED FROM THE URBAN DESIGN COMMISSION TO ENSURE CONFORMANCE WITH ANCHORAGE MUNICIPAL CODE 21.45.130.*” FROM PLAT 2020-30 FOR CHECKPOINT SUBDIVISION, TRACTS A1-1 AND A1-2, IN ANCHORAGE (CASE S12800).

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WHEREAS, a petition has been received from Spinell Homes, Inc., property owner, for the removal of Plat Note #3 that states “*Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130.*” from Plat 2020-30 for Checkpoint Subdivision, Tracts A1-1 and A1-2, (Case S12800), and

WHEREAS, notices were published, posted and mailed and a public hearing was held October 2, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Platting Board that:

A. The Platting Board makes the following findings of fact:

1. The approval criteria a through c for a plat note modification has been met.
2. At the time the plat note was placed on the previous plats, the requirement for L4 Freeway Landscaping did not exist. AMC 21.07.080 *Landscaping* contains requirements for freeway landscaping that will enhance and preserve the appearance of the municipality along these portions of the Glenn Highway.
3. Removal of the plat note will not have a negative effect on neighboring properties. Landscaping will still be required per Anchorage Municipal Code Title 21.
4. Removal of Plat Note 3 allows for reasonable use of the land while complying with existing code requirements and will permit the property owner to develop Tract A1-2.
5. The Traffic Engineering, Right-of-Way, and Private Development Departments recommend approval of this plat note removal.

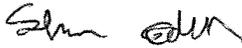
B. The Platting Board APPROVES the request to remove Plat Note #3 that states “*Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained*”

*from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130.” for Checkpoint Subdivision, Tracts A1-1 and A1-2, from Plat 2020-30 subject to:*

1. Recording a resolution against the properties recognizing removal of the plat note.
2. The following removal of plat note:
  - a. #3. “Prior to development of Tracts A1-1 & A1-2, site plan approval shall be obtained from the Urban Design Commission to ensure conformance with Anchorage Municipal Code 21.45.130.”

PASSED AND APPROVED by the Anchorage Platting Board on the 2<sup>nd</sup> day of October, 2024.

ADOPTED by the Anchorage Platting Board on this 20<sup>th</sup> day of November, 2024.



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Shawn Odell  
Secretary



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Skyler Quinn  
Vice Chair

Case S12800

Return to: Municipality of Anchorage  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650  
Attn: David R. Whitfield