

Application for Plat Note Modification or Removal

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



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Spinelli, Andre		Name (last name first) Marcott, Brandon	
Mailing Address 1900 Northern Lights Blvd		Mailing Address P.O. Box 111989	
Anchorage, AK 99517		Anchorage, AK 99511	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
907-344-5768		907-344-3114	
E-mail andre@spinellhomes.com		E-mail brandonmarcott@triadak.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): 00642142000, 006421430			
Site Street Address: Boundary Ave & Newell Street			
Current legal description: (use additional sheet if necessary) Tracts A1-1 & A1-2 Checkpoint Subdivision			
Zoning: R4	Acreage: 7.65	Underlying Plat #: 2020-30	Grid #: SW1238
# Lots:	# Tracts: 2	Total # parcels: 2	

PROPOSED PLAT NOTE INFORMATION
Description of Plat Note to be modified/removed: (use additional sheet if necessary) Plat note #3 of plat 2020-30 to be deleted in its entirety.

I hereby certify that (I am)(I have been authorized to act for) 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.

8.2.24

Signature Owner Representative
 (Representatives must provide written proof of authorization)

Date

Brandon Marcott

Print Name

\$12800 SEP 16 2024

Accepted by: Aisha Gupta	Poster & Affidavit: 3 + 1	Fee: \$1415.00	Case Number: S12800	Requested Meeting Date: PB: 10/02/2024
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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): 2020-30
 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 (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Written narrative detailing justification for modification/removal of Plat Note

4 copies required: Subdivision drainage plan (if applicable)

9 copies required: Topographic map of platted area (if applicable)

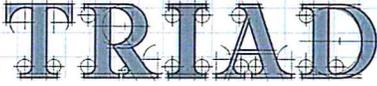
16 copies required: Signed application (copies)
 (7 copies for a Preliminary plat
 short plat) As-built survey (if applicable)
 (Additional information may be required)

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

APPROVAL CRITERIA (AMC 21.03.210G.9.)

Plat note modifications or deletions may be approved if the platting board finds that all of the following approval criteria have been met:

- a. Conditions that required the plat note(s) on the original plat have changed and the need for the plat note has been negated;
- b. Modification or removal of the plat note(s) will not have a negative impact on adjacent or nearby properties; and
- c. Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.



ENGINEERING, LLC

PHYSICAL

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MAILING

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OFFICE

907-561-6537

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triadak.com

Tracts A1-1 & A1-2 Checkpoint Subdivision Plat Note #3 Removal

Introduction

The purpose of this request is to delete plat note #3 from plat 2020-30 as it relates to Tracts A1-1 and A1-2 of Checkpoint Subdivision. Plat note #3 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."

Tract A1-2 is currently undergoing permitting review with the Municipality when this plat note was discovered. AMC Code 21.45.130 purpose is to "protect visually the major entrances to the urbanizing areas of the municipality for the benefit of tourists and residents. Section A.2b Applicability, "Adjacent to the right-of-way of the Glenn Highway, or to streets serving as its frontage roads, east of Boniface Parkway and west of Peters Creek." The intent of this code would be to increase landscaping, setback, signage standards, etc for properties immediately adjacent to Boundary Avenue which is the frontage road to the Glenn Highway.

Tract A1-2 is inland from Boundary Avenue and only has access to Newell Street and Whisperwood Park Drive for vehicular traffic. This plat note would not apply to Tract A1-2 as it is not adjacent to Boundary Avenue. Furthermore, Tract A1-1 is prohibited from directly accessing Boundary Avenue via plat note #1. There also exists a 30' Highway Screening Easement along the north boundary of Tract A1-1. This easement matches the width requirements of current T21 landscaping standards for Freeways, thus a review by the Urban Design Commission would be unnecessary due to these conditions.

Approval Criteria (AMC 21.03.210G.9)

1. Conditions that require the plat note(s) on the original plat have changed and the need for the plat note has been negated;

This condition is met. Current Title 21.07.080 contains planting bed requirements for freeway screening along Boundary Avenue. There exists a 30' Highway Screening Easement along the northern boundary of Tract A1-1 so development of this tract will utilize existing Title 21 requirements. Elevating the review of the landscaping requirements to the Urban Design Commission is no longer relevant. Additionally, Plat Note #3 applies to Tract A1-2 which is inland from Boundary Avenue and thus negatively impacted by a plat note that is otherwise not applicable to this tract. Lastly, Tract A1-1 is prohibited from taking direct access to Boundary Avenue per Plat Note #1 (Tract A1-1 is mislabeled as A-1).

Subject: Tracts A1-1 & A1-2 Checkpoint Subdivision
Plat Note #3 Removal
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2. *Modification or removal of the plat note(s) will not have a negative impact on the adjacent properties; and*

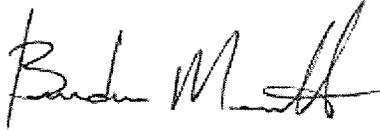
This condition is met. Current Title 21 landscaping requirements between adjacent properties will continue to be met with future site development.

3. *Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.*

This condition is met. With removal of the plat note, Plat 2020-30 continues to meet the criteria for review and approval of subdivision plans (21.03.200C.9).

Thank you for your time and consideration in this matter. If you have any questions or require additional information, please call 344-3114 or email me at brandonmarcott@triadak.com.

Sincerely,
Triad Engineering, LLC

A handwritten signature in black ink, appearing to read "Brandon Marcott". The signature is fluid and cursive, with the first name being more prominent.

Brandon Marcott, P.E.

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Tracts A1-1 & A1-2, Checkpoint Subdivision
- Project Location, Tax ID, or Legal Description: Tracts A1-1 & A1-2, Checkpoint Subdivision
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X ~~Y~~ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

_____ DOES contain stream channels and/or drainageways AND these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

_____ Contains stream channels and/or drainageways BUT one or more streams or other watercourses:

- are NOT shown on submittal documents, or
- are NOT depicted adequately on submittal documents for verification, or
- are NOT located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

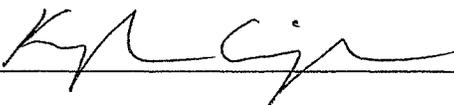
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | |
|------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:



8/2/24

Gastaldi Land Surveying, LLC

2000 E. Dowling Road, Suite 8 • Anchorage, Alaska 99507
(907) 248-5454 • Fax (907) 248-9362



AFFIDAVIT OF CORRECTION TO PLAT

I, JEFFERY A. GASTALDI MADE THE FOLLOWING CORRECTIONS TO THE PLAT OF CHECKPOINT SUBDIVISION (PLAT NO. 2020-30):

REVISED LOCATIONS OF THE 30' HIGHWAY SCREENING EASEMENT AND THE 20' T. & E. EASEMENT ON THE NORTH SIDE OF TRACT A1-1. THE EXISTING 20' T. & E. EASEMENT DOES NOT COVER THE EXISTING FACILITIES FOR CHUGACH ELECTRIC ASSOCIATION, INC.

THE ABOVE REVISIONS CONSTITUTE THE SOLE CHANGES MADE TO THE PLAT ASIDE FROM ITS NOTATION IN THE REVISION BLOCK ON THE PLAT. THE ABOVE REVISIONS DO NOT AFFECT ANY VALID EXISTING RIGHTS. I AM THEREFORE SUBMITTING THIS PLAT FOR REFILE AS CORRECTED.

5-22-2020

DATE:

Jeffery A. Gastaldi, LS-6091
Registered Land Surveyor

