

Application for Plat Note Modification or Removal

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



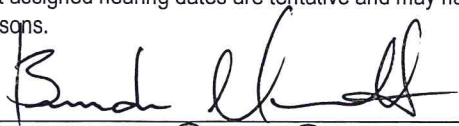
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Spinelli, Andre	Name (last name first)	Marcott, Brandon
Mailing Address	1900 Northern Lights Blvd	Mailing Address	P.O. Box 111989
	Anchorage, AK 99517		Anchorage, AK 99511
Contact Phone – Day	Evening	Contact Phone – Day	Evening
	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.

Signature  ☐ Owner ☒ Representative 8.2.24
(Representatives must provide written proof of authorization) Date

Brandon Marcott
Print Name

\$12800 SEP 16 2024

Accepted by: 	Poster & Affidavit: 3+1	Fee: \$1415.00	Case Number: 512800	Requested Meeting Date: PB: 10/02/2024
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COMPREHENSIVE PLAN INFORMATIONImprovement 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/open space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/open 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:

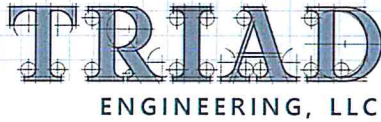
- ☐ Soils investigation and analysis reports (if applicable)

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.

**PHYSICAL**

615 E. 82nd Ave, Suite 101
Anchorage, AK 99518

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-561-6537

WEB

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).

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.

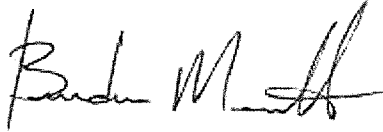
3. *Despite modification or removal of the plat note(s), the plat continues to meet the approval criteria of subsection 21.03.200C.9.*

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", written in a cursive style.

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 ~~1/2~~ **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.

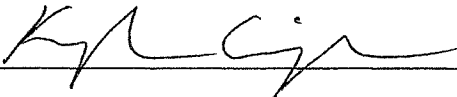
* *Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.*

ADDITIONAL INFORMATION:

<input type="checkbox"/> Y 1/2 N	WMS written drainage recommendations are available.	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Y 1/2 N	WMS written field inspection report or map is available.	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Y 1/2 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

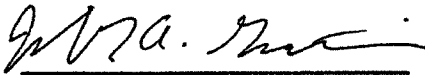
I, JEFFERY A. GASTALDI MADE THE FOLLOWING CORRECTIONS TO THE PLAT OF CHECKPOINT SUBDIVISION (PLAT NO. 2020-30):

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

