

Application for Administrative Site Plan Review

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 W. Northern Lights Blvd. Suite 200		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): 075-163-47-000, and 075-163-46-000			
Site Street Address: Girdwood, AK 99587			
Current legal description: (use additional sheet if necessary) Lot 2 & 3 Phase 4, Alpine View Estates Subdivision			
Zoning: GR-4	Acreage: 1.52	Grid #: SE4815	Underlying plat #: 2024-51

SITE PLAN APPROVAL REQUESTED	
Use: 5 unit multi-family residential development in Lot 2 & 6 unit residential development in Lot 3	
<input checked="" type="radio"/> New SPR	<input type="radio"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review 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 site plan.

Brandon Marcott

2.18.25

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

Date

Brandon Marcott

Print Name

Accepted by:	Fee:	Case Number: 2025-0035	Decision Date <i>Admin:</i> 04/18/2025
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COMPREHENSIVE PLAN INFORMATION

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

Anchorage 2040 Land Use Designation(s):

<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	

Anchorage 2040 Growth Supporting Features:

<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development

Chugiak-Eagle River Land Use Classification:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks	<input type="checkbox"/> Community Facility
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Girdwood- Turnagain Arm Land Use Classification:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation		
<input checked="" type="checkbox"/> Residential at <u>7.2</u> dwelling units per acre			

Neighborhood, District or Other Area-Specific Plan: Girdwood Area Plan

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	<input type="radio"/> None	<input checked="" type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"
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 checked="" type="radio"/> "1"	<input 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)

Rezoning - Case Number:

Preliminary Plat Final Plat - Case Number(s): 2024-51

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

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

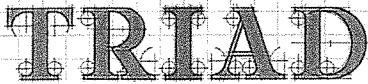
- 1 copy required: Signed application (original)
 Watershed sign off form, completed
 8 1/2" by 11" copy of site plan/building plans submittal
- 7 copies required: Signed application (copies)
 Project narrative explaining:
 the project planning objectives
 addressing the site plan review criteria on page 3 of this application
 Site plan to scale depicting, with dimensions:
 building footprints parking areas vehicle circulation and driveways
 pedestrian facilities lighting grading
 landscaping loading facilities freestanding sign location(s)
 required open space drainage snow storage area or alternative
strategy
 trash receptacle location and screening detail fences
 significant natural features easements project location
 Building plans to scale depicting, with dimensions:
 building elevations floor plans exterior colors and textures
 Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

The Planning Director may only approve a site plan if the director finds that all of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.



ENGINEERING, LLC

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

Lot 2 and 3, Alpine View Estates Subdivision Phase 4 Multifamily Residential Development Narrative

Introduction

The proposed project is a residential development with a Dwelling, Multifamily use as defined within Title 21. The project is located south of Alyeska Highway in Girdwood, Alaska. The property is owned by Spinell Homes, Inc. The current zoning of the site is GR-4.

The proposed development is for five (5) single-family units within Lot 2 and six (6) single-family units within Lot 3. The current legal descriptions of the site are Lot #2, Phase 4, Alpine View Estates Subdivision; and Lot #3, Phase 4, Alpine View Estates Subdivision. Lot #2 and lot #3 are 0.82 acres and 0.7 acres in size respectively and abuts Kami Circle ROW. Kami Circle is maintained by the Municipality of Anchorage. Vehicular access to the site will be from Alyeska Highway to Kami Circle. A shared private roadway is proposed to provide access to each of the units. Trash service will be by individual trash bins (no dumpsters). Building colors are anticipated to be predominantly "barn red" with "white trim." There are no pedestrian trails, sidewalks or parking lots in the vicinity of the development. Pedestrian connectivity is planned to be from the front doors to the adjacent parking stalls. Building mounted lights will provide illumination for the connection from the front door to the parking areas.

Spinell Homes, Inc. is the property developer and applicant. The house designer is Spinell Homes, Inc. The project engineer is Triad Engineering, LLC. The project surveyor is The Boutet Company, Inc. Site construction is anticipated to begin in the spring of 2025 with building construction beginning mid-summer 2025.

Request for Approval

This application requests approval for this Administrative Site Plan Review for this development. Please see the narrative below and attached plan sets for more information.

Application Requirements

The proposed residential development includes five (5) single-family units within Lot 2 and six (6) single-family units within Lot 3, both GR-4 zoned lots. This is a permitted use under the Administrative Site Plan Review process (AMC Table 21-09-2 Dwelling, Multifamily). The applicable sections of Title 21 are as follows:

- AMC 21.09.040.B.2.e gR-4(Multiple -Family Residential) District
- AMC 21.09.050.B.2b. Dwelling Multifamily
- AMC 21.09.060 Dimensional Standards and Measurements
- AMC 21.09.070 Development and Design Standards

- 21.09.070E.4 – Landscaping, Vegetation, and Tree Retention
- 21.09.070H.2 – Pedestrian Circulation
- 21.09.070K.1.b – Snow Management
- AMCR 21.90.002-1 Private Street – Minimum Standards
- Site Plan Review Standards (21.03.180)

AMC 21.09.040.B.2.e – gR-4 (Multiple – Family Residential) District

- ii. **Intent – The gR-4 district is intended primarily to continue the existing pattern of multiple family development on sewers. Single-family and two- family development is allowed on existing lots of less than 20,000 square feet. More than one principal structure may be allowed on any lot or tract by administrative site plan review.**

Lot 2 will contain six (6) residential units on an approximately 0.82-acre lot. This corresponds to a gross density of 7.3 dwelling units per acre. Similarly, lot 3 will contain five (5) residential units on an approximately 0.7- acre lot. This corresponds to a gross density of 7.1 dwelling units per acre. 4-8 DUA is within the desired range of densities for the gR-4 zone. Public sewer is provided along the western boundary of each lot.

iii. **District Specific Standards**

More than one principal structure may be allowed on any lot or tract by administrative site plan review.

AMC 21.09.050.B.2.b Dwelling, Multifamily

- i. **Definition – A residential building or multiple residential buildings comprising three or more dwelling units on one lot. The definition includes the terms “apartment” or “apartment building.”**

Lot 2 will contain six dwelling units and lot 3 will contain 5 dwelling units.

ii. **Use Specific Standards**

Children’s play space: Multiple-family projects of more than ten dwelling units shall provide a play space of at least 1,000 square feet.

This is not applicable as Lot 2 and 3 have six (6) dwelling units and five (5) dwelling units respectively.

AMC 21.09.060 Dimensional Standards and Measurements

- **Minimum lot area 12,500 ft² per lot** – 35,753 ft² for Lot 2 and 30,469 ft² for lot 3
- **Minimum lot width 70 ft** – Both lots exceed the minimum 70-foot width requirement
- **Max. coverage 40%** - 13.1% for Lot 2 and 19.5% for Lot 3 provided
- **Maximum setback requirements**
 - **Front 20 ft** – 28.7 ft provided for Lot 2 and 69.2 ft for Lot 3
 - **Rear 10 ft** – 27 ft provided for Lot 2 and 52 ft provided for Lot 3
 - **Side 10 ft** – 5 ft provided on south side; 25 ft provided on east side for Lot 2
10 ft provided on south side; 25 ft provided on east side for Lot 2

Additional Notes – Lot 2 front, rear and side yard setbacks modified per note 2 of the additional specific standards or Table 21.09-5. Lot 2 rear yard setback measure to the edge of the Public Use Easement.

- **Maximum height of structures**
 - **Principal: 35 ft** – Max. height is fewer than 35 ft
 - **Accessory garage/carports 25 ft** – N/A
 - **Other accessory 12 ft** – N/A

21.09.070E.4 – Site Development and Design Standards: Landscaping, Vegetation, and Tree Retention, Minimum Vegetation Coverage

- a. **Amount:** The proposed site plan complies with Table 21.09-10, for Multifamily Residential.
Natural Vegetation lot coverage 20% - 20% of natural vegetation lot coverage is included in 40% total permeable.

Total Permeable Surface, including Natural Vegetation lot coverage 40%: 52% and 46% provided as permeable in Lot 2 and Lot 3 respectively.

- b. **Locations and Dimensions:** Required vegetated areas may be located anywhere on the site or lot. Individual vegetated areas shall be a minimum of 200 square feet, with no dimension less than 10 feet. This standard is met.

21.09.070H.2 - Site Development and Design Standards: Pedestrian Circulation, Walkway System – Residential

3. In multifamily projects, and in attached single-family and two-family dwelling projects containing more than two residential buildings, paved and lighted walkways shall be provided from individual units or common building entries to parking lots and to paved public trails or sidewalks abutting the property. The maximum grade on pedestrian walkways is five percent without a handrail, or eight percent if a handrail is provided.

The proposed private road provides walkway connectivity to Kami Circle. Note that there are no paved public trails or sidewalks abutting the property.

21.09.070K.1.b - Site Development and Design Standards: Snow Management

- b. **Snow Storage Area** - Snow storage space adjacent to surface parking lots and pathways shall be identified on the site plan. To facilitate snowplowing and snow removal, snow storage areas equal to at least 20 percent of the total area of the site used for parking, access drives, walkways, and other surfaces needing to be cleared of snow, shall be designated on the site plan.

Snow storage of 3,598 square ft and 1,668 square feet are provided for Lot 2 and Lot 3 respectively. This is greater than the minimum 20 percent required.

AMCR 21.90.002-1 Private Street – Minimum Standards

The total unit count between both lots 2 and 3 is 11 residential units. The optional, 24-foot wide, private street section is selected. No parking is allowed along the private street.

Site Plan Review Standards (21.03.180)

1. **The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent or land use approval;**

The site plan conforms to the previously approved and recorded plat for Alpine View Estates Subdivision. Additionally, the site plan provides the density desired within the GR-4 zoning district and complies with the Girdwood Area Plan.

2. **The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06 *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;**

The development and design standards associated with these chapters have been addressed in detail above.

3. **The site plan addresses and significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

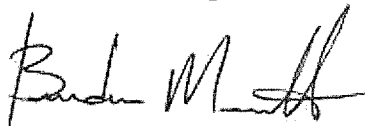
Significant adverse impacts from this development are not anticipated. A total of 11 dwelling multifamily units generates approximately 105 average daily trips. Alyeska Highway and Kami Circle are existing strip paved roads in good condition and are capable of handling this increase in traffic loading. No offsite improvements are anticipated to be necessary based on the small increase in daily trips.

4. **The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.**

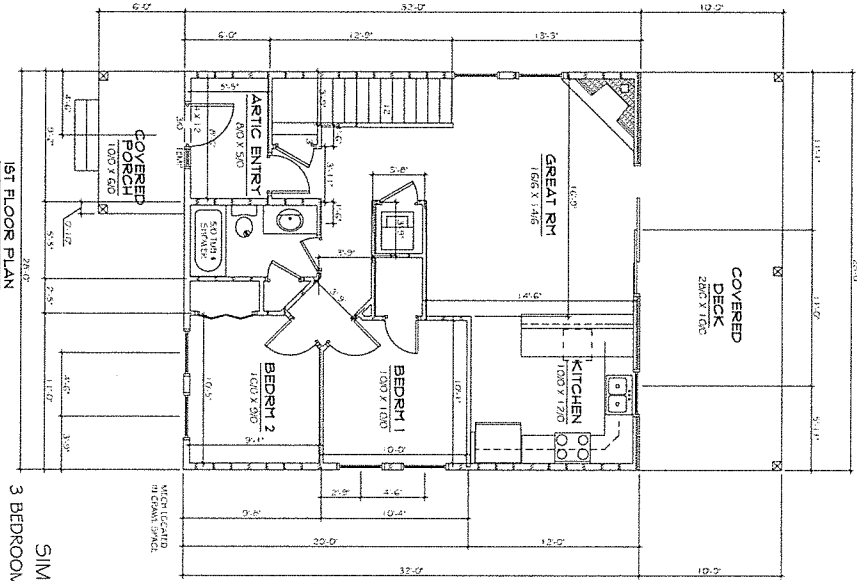
The proposed development is consistent with the goals, objectives, and policies of the 1995 Girdwood Area Plan (GAP). The 6 dwelling units in lot 2 and 5 units in lot 3 meet the gR-4 (multi-family residential district) standards.

Thank you for your time and consideration in this matter. If you have any questions or require additional information, please call 907-344-3114 or email me at brandonmarcott@triadak.com.

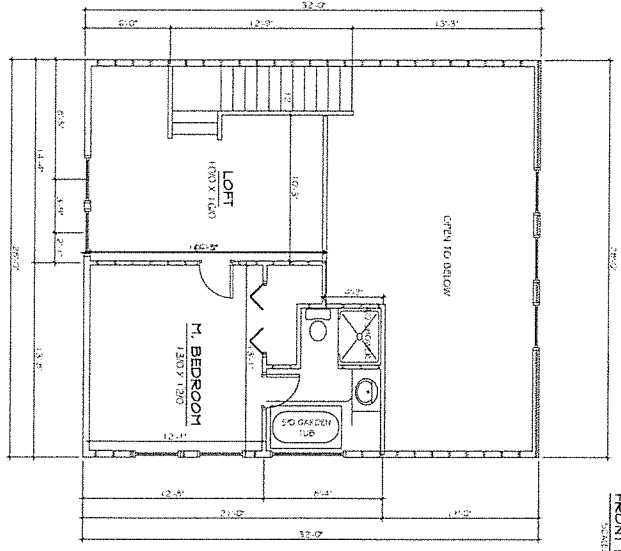
Sincerely,
Triad Engineering, LLC



Brandon Marcott, P.E.

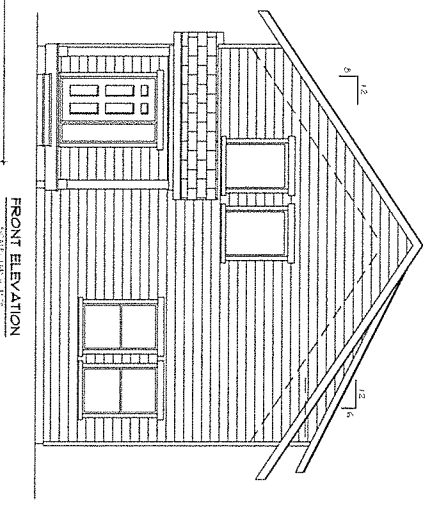
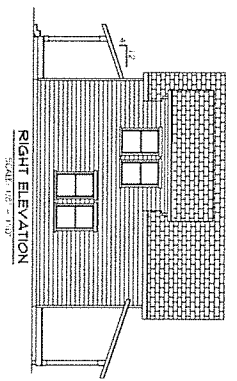
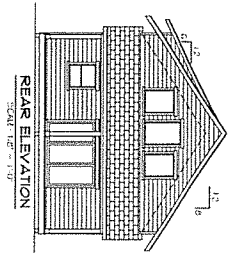
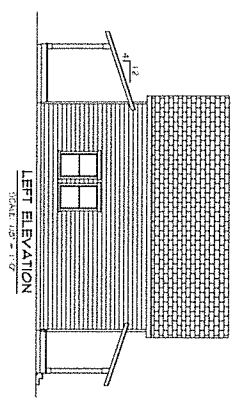


SIMPLE "A"
3 BEDROOM & MASTER UP



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE
TOTAL 2347 S.F.
LIVING 1273 S.F.
BEDRM 1074 S.F.



ALPINE VIEW CHALET

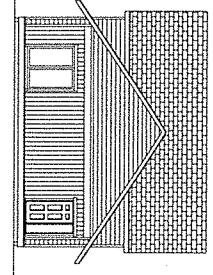


1900 W. NORTHERN LIGHTS BLVD.
ANCHORAGE, ALASKA 99517
907-344-5678 FAX 907-344-1976

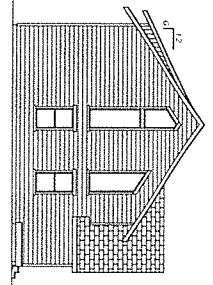
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OWNER	SPINELL H.
ARCHITECT	ALPINE VIEW CHALET
DATE	X
SHEET	1

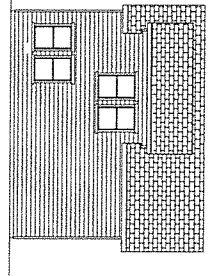
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



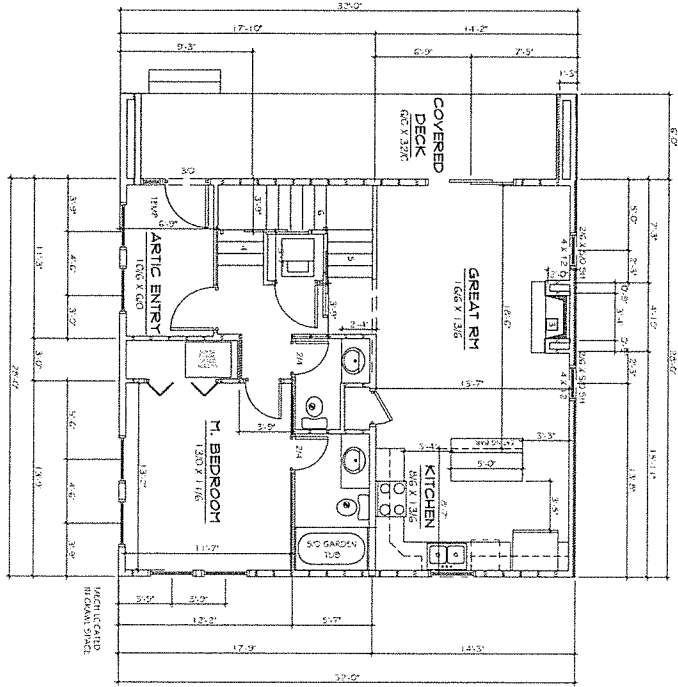
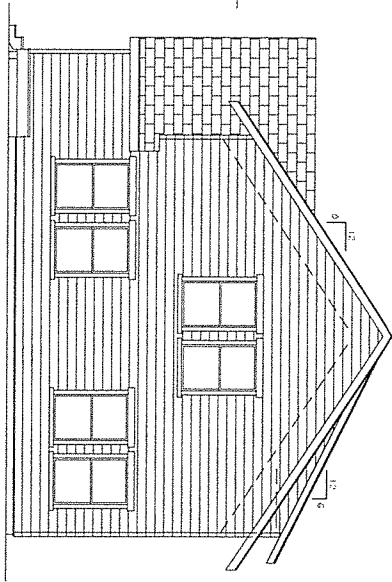
REAR ELEVATION
SCALE: 1/8" = 1'-0"



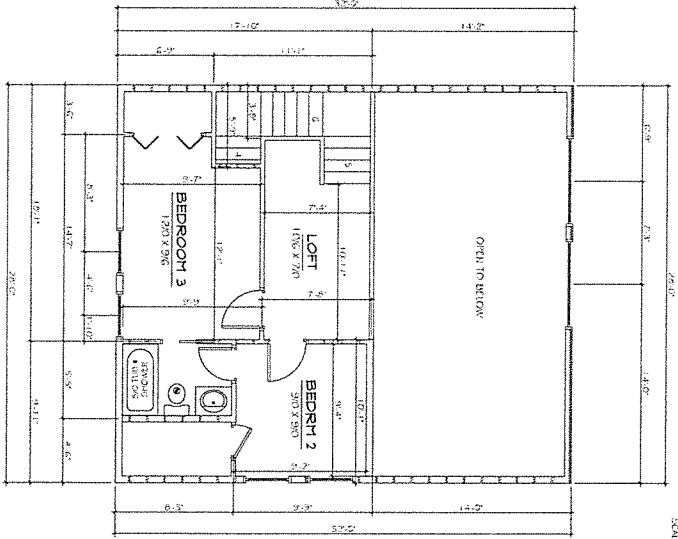
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

MODERN SIDE ENTRY
3 BEDROOM & MASTER DOWN

SCALE FOOTAGE
750 SQUARE FEET
1400 SQUARE FEET
1800 SQUARE FEET

ALPINE VIEW CHALET



1900 W. NORTHERN LIGHTS BLVD.
ANCHORAGE, ALASKA 99517
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MODERN SIDE ENTRY	X
ALPINE VIEW CHALET	
SHEET	1

SITE PLAN DATA – ALPINE VIEW CHALETs

SITE REQUIREMENT	REQUIRED	PROVIDED LOT 2	PROVIDED LOT 3	ADDITIONAL NOTES
CURRENT ZONING	GR-4	GR-4	GR-4	
PROPOSED USE	-	DWELLING MULTIFAMILY	DWELLING MULTIFAMILY	LOT 2 – 7.3 DUA LOT 3 – 7.1 DUA
MINIMUM LOT AREA	12,500 FT ²	35,753 FT ²	30,469 FT ²	
BUILDING FOOTPRINT	40% (MAX)	13.1%	19.5%	
PARKING	N/A	10 STALLS	12 STALLS	2 STALLS PER UNIT
PASSENGER LOADING	N/A	-	-	
ACCESSIBLE SPACES	N/A	-	-	
LOADING BERTH	N/A	-	-	
BUILDING HEIGHT	MAXIMUM HEIGHT 35 FT	24 FT	24 FT	SEE BUILDING PLANS
BUILDING SETBACKS	FRONT – 20 FT	28.7 FT	69.2 FT	SEE ADDITIONAL NOTES BELOW
	REAR – 10 FT	27 FT	52 FT	SEE ADDITIONAL NOTES BELOW
	SIDE – 5 OR 10 FT	5 FT & 25 FT	10 FT & 25 FT	SEE ADDITIONAL NOTES BELOW
HARDSCAPE AREA	N/A	9,532 FT ²	9,830 FT ²	
SNOW STORAGE	1,906 FT ² & 1,966 FT ²	3,598 FT ²	1,668 FT ²	20% OF HARDSCAPE AREA FOR GRIDWOOD
PARKING LOT INTERIOR LANDSCAPING	N/A	-	-	
OPEN SPACE	N/A	-	-	
LANDSCAPING	20% NATURAL VEGETATION	N/A	N/A	INCLUDED IN 40% PERMEABLE
	40% TOTAL PERMEABLE	52%	46%	
RESIDENTIAL STORAGE	40 FT ² PER UNIT	YES	YES	STORAGE PROVIDED ON DECKs

ADDITIONAL SETBACK NOTES

- LOT 2 REAR YARD SETBACK MEASURED TO THE EDGE OF THE PUBLIC USE EASEMENT.

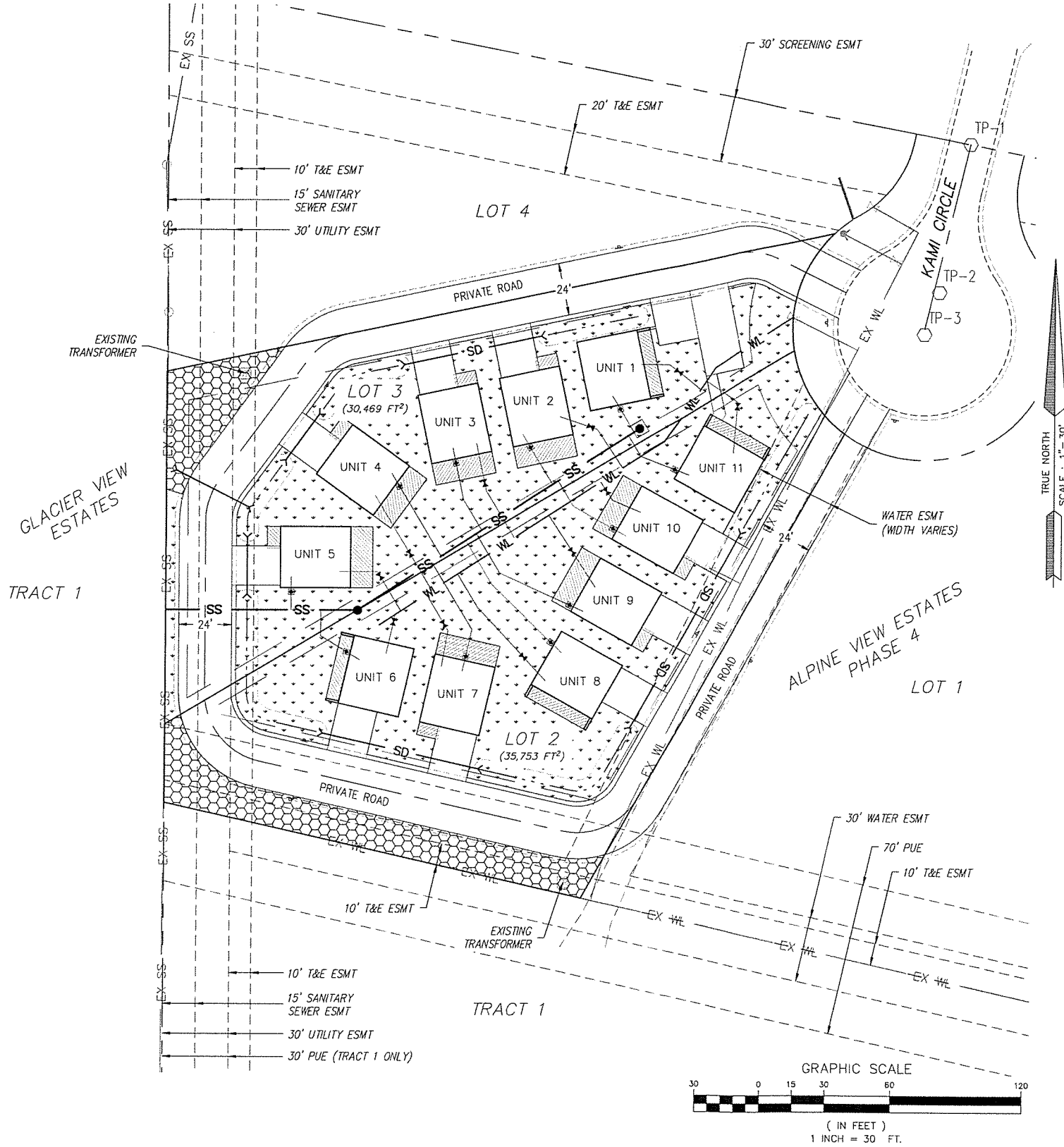
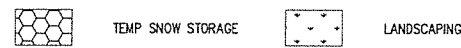
LANDSCAPING NOTES

- SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.

UNIT KEY

- SIMPLE "A" – UNITS 2, 3, 4, 5, 7, 9 & 10 (22 FT TALL)
- MODERN SIDE ENTRY – UNITS 1, 6, 8 & 11 (24 FT TALL)

LEGEND



AWWU PLAN SET NO. 11458

TRIAD ENGINEERING, LLC
 P.O. Box 111889
 Anchorage, Alaska 99511
 (907) 861-6537
 www.triadeng.com
 CO#4 128035

RECORD DRAWING
 1. DATA PROVIDED
 BY: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____
 TITLE: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____
 COMPANY: _____
 DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____
 COMPANY: _____
 BY: _____
 TITLE: _____ DATE: _____

ALPINE VIEW ESTATES
 SUBDIVISION LOTS 2 & 3
 SITE PLAN

DESIGNED	DRAWN	CHECKED	DATE
B.M.	G.M.	G.M.	
FILE: ALPINE VIEW CHALETs	DATE: FEB 2025	DATE: FEB 2025	DATE: FEB 2025
JOB NO. CASE: 24-161	SCALE: HORIZ: 1"=30'	VERT: N/A	REVISED PER AWWU COMMENTS: 2/2/25
BY: B.M. (GM)	BY: G.M. (GM)	BY: G.M. (GM)	BY: G.M. (GM)

AWWU Private Systems Number PS25-001
 Master Fill & Grade Permit Number C25-1063
 Master Fill & Grade Permit Number C25-1064

