

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NUMBER 2025-015**

A RESOLUTION APPROVING A PRELIMINARY PLAT TO SUBDIVIDE TWENTY-THREE LOTS INTO ONE TRACT, FOR DOWNTOWN COUPLET SUBDIVISION, TRACT 1 (CASE S12832), WITH VACATION (ELIMINATION) OF A 60-FOOT X 140-FOOT RIGHT-OF-WAY (A STREET PORTION) DEDICATED BY U.S. SURVEY NO. 408, IN ANCHORAGE.

(Case S12832) (Downtown Community Council)

WHEREAS, a petition has been received from the Alaska Railroad Corporation, to subdivide twenty-three lots into one tract, for Downtown Couplet Subdivision, Tract 1 (Case S12832); and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on June 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
 1. No written public comments were received. There was no public testimony during the public hearing.
 2. The criteria standards for the vacation request have been met and the right-of-way has been shown to be in excess of municipal need.
 3. All applicable utility and reviewing agencies have no objection to the plat.
 4. The proposed plat will facilitate future development projects.
 5. This preliminary plat meets the subdivision regulations of Anchorage Municipal Code (AMC) 21.08.
- B. The Commission APPROVES the variance for a waiver to AMC 21.08.030I.1. *Seismically-Induced Ground Failure Hazard - geotechnical investigation*, subject to the following condition:
 1. Submit a completed geotechnical investigation to Development Services at time of building permitting.
- C. The Commission APPROVES the request for vacation of a 60-foot x 140-foot right-of-way (A Street portion) dedicated per U.S. Survey No. 408 subject to the following condition:
 1. Record a suitable plat within 24 months of approval and any approved time extensions.

D. The Commission APPROVES of the plat for 24 months subject to the following conditions:

1. Resolve utility easements.
2. Prior to final plat recording, complete and effectuate the zoning of the subject property to Planned Community Development (PCD) district.
3. Resolve with Private Development the need for and location of drainage easements. This is necessary to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.
4. Resolve with Anchorage Water & Wastewater Utility the need for and location of sanitary sewer, water easements, and appurtenances or abandonment.
5. Resolve the following items with Traffic Engineering prior to recording the plat:
 - a. Remove the existing parking lines located along the south side of West 1st Avenue that serve existing buildings at 128 and 240 West 1st Avenue.
 - b. Reduce the width of existing driveway at the east end of 128 West 1st Avenue and vacated portion of right-of-way by installing temporary barriers along the property line. This driveway width is to be a permanent reduction with future redevelopment on Tract A.
6. Make the following drafting change:
 - a. Add MOA Case No. S12832 to the title block.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 2nd day of June, 2025.

ADOPTED by the Anchorage Planning and Zoning Commission on this 9th day of June, 2025.



Melissa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case S12832)

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