

Planning Commission Agenda Item for January 23, 2013

Case Number 12.078AP: Annexation Plat – Westover Road – Skyline Drive Annexation

Applicant/Owner: Duane E. Newton & Lois Marlene Newton (Revocable Trust)  
John Crump & Doris P. Crump (Revocable Trust)

Agent: CLC, Associates, Inc., Frank Zwolinski  
Strategic Land Solutions Inc., Robert Palmer

Summary:

The property owners have petitioned the City to annex 2.58 acres into the City limits for the purpose of future development. The Annexation Plat also includes City property and Right-of-Way controlled by Campbell County and the Wyoming Department of Transportation, bringing the total land area included in the annexation to 5.23 acres.

Background:

The land is located at the intersection of Skyline Drive and Westover Road on the east side just south of I-90. The access will be provided by the existing Westover Road. The owners are planning to sell the property for the development of a McDonald's restaurant. Any future development will be reviewed by the City and shall meet City standards. With official County authorization, the City may review requests for new development, issue permits, and conduct inspections for any construction on the land, prior to the annexation being officially approved.

This area is a logical extension of the City limits and property will be serviceable. The proposed zoning of the area is C-1, General Commercial Zoning District. The adopted Comprehensive Plan shows the future land use of this area as Mixed Use 3 which includes both commercial and industrial development. Further commercial development fits the existing land use pattern near the interstate and this vicinity. The City Council will make the final zoning determination at the time of annexation.

Planning Requirements:

1. The Comprehensive Plan shows the future land use as Mixed Use 3 which includes commercial and industrial development. The proposed zoning of C-1, General Commercial District is consistent with the Comprehensive Plan and fits with adjacent land uses. Final determination of the zoning district will be made by the City Council at the time of annexation.
2. Any new construction shall conform to City of Gillette standards. All infrastructure improvements will be required at the time of development.
3. An Annexation Report will be distributed to affected landowners in accordance with State Statutes. The Annexation Report states the terms and conditions of the annexation.

4. The City shall receive official authorization from Campbell County in order to review development requests, issue permits, and conduct inspections on the property, prior to the annexation being approved by the City Council.
5. The Annexation Plat shall be approved by the City Council and the mylar shall be recorded prior to the City issuing a Certificate of Occupancy for any structure on the site.
6. A Subdivision Plat for the privately owned property shall be submitted, approved, and recorded prior to allowing a Certificate of Occupancy for any structure on the site. City Council's review of the Subdivision Plat is contingent upon the annexation plat being approved by the Council.
7. All necessary easements shall be shown on the Subdivision Plat.

**Cosmetic Changes:**

- a. All cosmetic changes shown in ePlans shall be completed prior to submitting the annexation mylar.

**Staff Recommendation:**

Staff recommends approval of the annexation of the 5.23 acres contained in the Westover Road – Skyline Drive Annexation Plat.

*This annexation is tentatively scheduled with City Council on February 4, 2013 in order to set the Public Hearing Date. The anticipated Public Hearing Date and First Reading of Ordinance by City Council will be March 18, 2013 at 7:00 p.m. in the Council Chambers.*

Save: 12.078AP Case Sheet

Attachments: Vicinity & Aerial Map, Plat Map, Annexation Report

Case Management: Staci Beecher

ePlans Number: 12-1340