

## Planning Commission Agenda Item for June 18, 2013

Case Number 13.013SFP: Final Plat – Resubdivision of Lot 16, Industrial Park East

Applicant/Owner: Kathleen McCoy

Agent: Doyle Land Surveying

### Summary:

The applicant is seeking Final Plat approval to subdivide an existing lot in order to create an additional lot for a family member.

### Background:

The 2.2 acre property is located at the intersection of Potter Avenue and University Road on the southwest side. The property was platted in Campbell County in 1981 and annexed into the City along with the Collins Heights annexation in 2002. The property is zoned R-S, Suburban Residential District and Lot 16A is currently developed with a single family home and shop building. The subdivision will not create any setback or zoning nonconformities with the existing home at 710 Potter Avenue. Any new development will be required to conform to the current City of Gillette regulations.

According to the Subdivision Regulations, the new water and sewer service taps will need to be installed to Lot 16B prior to recording the plat or a financial guarantee may be posted with the City to cover the cost of the improvements. The subdivision is exempt from sidewalk requirements as the R-S District allows for a rural street section and there is no existing sidewalk in the area. In addition, the Subdivision Regulations require a Park Development Fee for one (1) additional dwelling unit.

### Planning Requirements:

1. A Cut/Right-of-Way Permit from the City Engineering Division is required for the installation of new water and sanitary sewer service taps. The permit shall be issued prior to any work commencing.
2. The water and sanitary sewer service taps shall be installed prior to recording the plat or a Service Line Agreement with a financial guarantee may be posted with the City until the taps are completed.
3. The existing electrical service shall be located in the field. The electrical line may need to be re-located by the owner as required by the City Electrical Division. An electrical easement by separate instrument shall cover the new electrical location prior to a Certificate of Occupancy being granted for Lot 16B.
4. An easement may be necessary for the new sanitary sewer line if crosses lot lines. If necessary, the easement shall be provided by separate instrument prior to a Certificate of Occupancy being granted for Lot 16B.

5. A Title Report shall be submitted prior to recording the Final Plat.
6. The plat shall contain a note stating that all new development will conform to the current City of Gillette standards.
7. A Park Development Fee of \$350.00 shall be submitted to the City Parks Division prior to recording the Final Plat. The fee covers the increase in density from one (1) dwelling unit on the existing parcel to two (2) dwelling units with the subdivision.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 16, Industrial Park East, subject to all Planning requirements.

*This case is tentatively scheduled for review by City Council on July 1, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.013SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Staci Beecher

ePlans: 13-428