

Planning Commission Agenda Item for September 17, 2013

Case Number 13.022SFP: Final Plat- Resubdivision of Lot 1, Central Square Subdivision

Applicant/Owner: B & H Land Company, LLC

Agent: PCA Engineering

Summary:

The applicant is seeking Final Plat approval to create four (4) separate lots in the Central Square Shopping Center.

Background:

The property is located at the intersection of South Douglas Highway and Camel Drive on the northeast side. The property is currently developed as a shopping center and located in a C-1, General Commercial Zoning District. The owner would like the flexibility to sell each proposed lot individually in the future. The access and parking would be shared throughout the shopping center. The lot currently occupied by Starbuck's is not a part of this plat and already has a cross parking and access agreement with the entire shopping center property.

The proposed Lot 1A contains 18,600 square feet of retail and office space, Lot 1B contains a separate building that is currently used for storage, Lot 1C has 3,980 square feet contained in an existing building, and Lot 1D is a separate building containing 1,600 square feet of space that is currently occupied by Little Caesar's Pizza. There is an existing facade feature that connects the buildings on Lot 1A and Lot 1C, however there is about 12 feet between the buildings which meets the setback requirement. The signage is shared between the shopping center occupants and the existing pole sign is located on the proposed Lot 1A.

City staff has worked with the applicant in an effort to provide better traffic circulation and parking on the site. The applicant has provided a parking and access sketch showing a new parking lot design and additional directional signage. All the uses occupying the buildings shall meet the parking requirements in the Zoning Ordinance.

Planning Requirements:

1. The plat shall contain all the necessary electrical easements prior to recording the plat.
2. The plat shall show a private waterline easement for the waterline crossing Lot 1A and Lot 1C.
3. The plat shall contain a note stating the entire site is covered by a cross parking and access easement for all lots within the plat. A maintenance agreement for the parking lot facilities shall also be placed on the plat or be submitted as a separate instrument and recorded with the plat.

4. A Consent to Subdivide document shall be submitted prior to recording the plat.
5. Appropriate corporate documentation for B & H Land Company, LLC showing who is authorized to sign the plat shall be submitted prior to recording the Final Plat.
6. The parking lot and access aisles shall be implemented in accordance with the Exhibit A Map, prior to recording the plat. In the event of inclement weather, a financial guarantee may be posted, if approved by the Campbell County Fire Department, for the parking lot improvements, until they can be reasonably completed.
7. The combination of parking requirements for all uses occupying the buildings on the platted area as well as any other properties with parking rights on the platted area shall not exceed the available parking spaces as required by the Zoning Ordinance.
8. Any changes of occupancy in any structures on the property shall be subject to review and approval by the City of Gillette for compliance with all Development Services Department standards.
9. All requirements of the Campbell County Fire Department shall be met.

Cosmetic Change:

- a. Add the name of the entity in the notary acknowledgement block.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 1, Central Square Subdivision, subject to all Planning requirements.

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

Save: 13.022SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map, Exhibit A

Case Management: Staci Beecher

ePlans: 13-825