

Planning Commission Agenda Item for September 4, 2013

Case Number 13.021AP: Annexation Plat –Cam-Plex Annexation

Applicant/Owners: Gillette Hospitality Partners, LLC
Vision 2000, LLC
Dudley & Marilyn Mackey
Michael & Linda Shober
Campbell County Public Land Board
Campbell County Fire Board

Agent: PCA Engineering, Inc.

Summary:

The City has received annexation petitions from the majority of landowners owning the majority of private land included in the annexation area. The total area of the proposed annexation is 766.46 acres of which 16.77 acres are privately owned and the balance is public land. The public land is owned by the Campbell County Land Board and contains the Cam-Plex facilities, park, and recreational land to the east. The Campbell County Fire Board also owns 2.5 acres of public land where the Fire Station # 7 is located.

Background:

This area is a logical extension of the City limits and property is serviceable by City water, sanitary sewer, and electrical service. The proposed zoning will likely include a mix of C-1, General Commercial, A, Agricultural, and R-R, Rural Residential, however City Council will make the final zoning determination. The parcel containing the Arbuckle Lodge and adjacent parcel to the east will be proposed as C-1, the Cam-Plex and Fire Station property will be proposed as A, Agricultural, and the two (2) privately owned residential parcels will be proposed as R-R, Rural Residential Zoning District. The operation of the Cam-Plex facility will continue as it has in the past and will not be significantly affected by the proposed annexation. There is no significant City investment required in support of this annexation.

Planning Requirements:

1. The Comprehensive Plan shows the future land use as Civic and a variety of other mixed use districts. The proposed zoning districts are consistent with the Comprehensive Plan and fit the existing land uses. Final determination of the zoning districts will be made by the City Council at the time of annexation.
2. Any new construction shall conform to City of Gillette standards.
3. Annexation Reports have been distributed to all affected landowners and utility companies in accordance with State Statutes. The Annexation Reports state the terms and conditions of the annexation.

Staff Recommendation:

Staff recommends approval of the annexation of the 766.46 acres contained in the Cam-Plex Annexation Plat, subject to all Planning requirements.

The Public Hearing Date and First Reading of Ordinance by City Council will be September 16, 2013 at 7:00 p.m. in the Council Chambers.

Save: 13.021AP Case Sheet

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

Case Management: Staci Beecher

ePlans Number: 13-714