

Planning Commission Agenda Item for October 22, 2013

Case Number 13.026SFP: Final Plat- Lots 2A & 2B, Sunrise Addition

Applicant/Owner: KG Construction Company

Agent: Doyle Land Surveying

Summary:

The applicant is seeking Final Plat approval to subdivide one (1) lot into two (2) lots for the purpose of future commercial development.

Background:

The property is located along Town Center Drive immediately east of the Club Energize site. The proposed lots will have access via Town Center Drive and off an existing access easement along the north side of Lot 2A. The property is zoned C-1, General Commercial District and there is a commercial building that is under construction on the proposed Lot 2B. The owner has recently submitted a Commercial Site Plan to develop the proposed Lot 2A with a similar type of commercial building.

The future development is part of the larger Town Center development that is currently underway. The subdivision plat is being done for ownership purposes only and all subdivision improvements will be completed at the time of development.

Planning Requirements:

1. A Title Report shall be submitted prior to recording the plat and a Consent to Subdivide document shall be provided if necessary.
2. The applicant shall submit an off-site 48' Foot Public Access Easement by separate instrument extending from the edge of the traffic circle to the southwest edge of Lot 2B, prior to recording the plat. This easement shall be recorded with the Final Plat.
3. Add a 40' Foot Wide Access Easement along the west property line and remove the reference to the off-site 48' Foot Wide Access and Utility Easement shown south of Lot 2B, prior to recording the plat.
4. The plat shall contain a note stating that the streets are to be maintained privately and not by the City of Gillette.

Cosmetic Changes:

- a. Reference the County Clerk on the plat in the Recording Block.
- b. Correct the cosmetic changes identified in the ePlan comments.

Staff Recommendation:

Staff recommends approval of the Final Plat for Lots 2A & 2B, Sunrise Addition, subject to all Planning requirements.

*This case is tentatively scheduled for review by the City Council on November 5, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.026SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Staci Beecher

ePlans: 13-923