

Planning Commission Agenda Item for November 12, 2013

Case Number 13.028SFP: Final Plat- Resubdivision of Lot 2D, East Lakeway Subdivision

Applicant/Owner: TC1

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 at the intersection of Lakeway Road and South Douglas Highway on the northeast side. The property was annexed into the City with the East Lakeway Annexation in November of 2008. The applicant has proposed two (2) lots with Lot 2G being 0.58 acres and Lot 2F being 13.62 acres in size. The property is zoned C-1, General Commercial Zoning District.

The site will be accessed by a private street, Town Center Drive, which is dedicated as a Public Access Easement. 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. The plat shall show the 60' foot wide Access Easement for the portion of Town Center Drive crossing Lot 2F as indicated by the City Engineering Division, prior to recording the Final Plat.
2. The plat shall show an Access Easement along the interior lot boundary of Lot 2G and 2F as specified by the City Engineering Division, prior to recording the Final Plat.
3. A Title Report shall be submitted and a Consent to Subdivide document shall be submitted if necessary, prior to recording the Final Plat.
4. Appropriate corporate documentation for TC1, showing who is authorized to sign on behalf of the entity, shall be submitted prior to recording the Final Plat.
5. The plat shall contain a note stating the streets are to be maintained privately and not by the City of Gillette, prior to recording the Final Plat.

Cosmetic Changes:

- a. *Please adjust the label from "Unplatted" to "East Lakeway II Subdivision".*
- b. *Complete the Vacate Statement with the Book and Page to be vacated.*

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 2D, East Lakeway Subdivision, subject to all Planning requirements.

*This case is tentatively scheduled for review by the City Council on November 19, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.028SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Staci Beecher

ePlans: 13-977