Planning Commission Agenda Item for December 10, 2013

Case Number 13.031SFP: Final Plat- Resubdivision of Lot 1, of the Resubdivision of Tract E, Sunburst Subdivision No. 4

Applicant/Owner: The John Frederick Persian and Jenean Kay Persian Revocable Trust
DKM Development, LLC

Agent: PCA Engineering

Summary:

The applicant is seeking Final Plat approval to split one (1) lot into two (2) lots for the purpose of future commercial development in a C-1, General Commercial Zoning District.

Background:

The property is located near the intersection of South Douglas Highway and Shoshone Avenue on the northeast side. The site is accessed currently by an unimproved frontage road running parallel to South Douglas Highway. The frontage road area is owned as City right-of-way and currently paved to the north property boundary of the proposed Lot 1A. The applicant has submitted an access permit request to the Wyoming Department of Transportation (WYDOT) for an additional access point onto Highway 59.

The owner would like to subdivide the existing 8.03 acre property into two (2) lots. Lot 1A is proposed as 3.44 acres and Lot 1B is 4.59 acres in size. The site currently has a building associated with Great Western Home Sales. The subdivision is for ownership purposes only and all required improvements will be the responsibility of the developer and the time of development.

Planning Requirements:

1. The plat shall contain all the necessary electrical easements prior to recording the plat.

2. A Consent to Subdivide document shall be submitted prior to recording the plat.

Cosmetic Changes:

a. The name of the trust should appear in the notary block under the Certificate of Dedication.
b. The second paragraph of the dedication should refer to Lot 1, Resubdivision of Tract E.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 1, of the Resubdivision of Tract E, Sunburst Subdivision, No. 4, subject to all Planning requirements.

This case is tentatively scheduled for review by the City Council on December 17, 2013 in the City Council Chambers at 7:00 p.m.

Save: 13.031SFP Case Sheet
Attachments: Vicinity and Aerial Map, Plat Map
Case Management: Staci Beecher
ePlans: 13-1113