

Planning Commission Agenda Item for March 11, 2014

Case Number 14.003SFP: Final Plat - Resubdivision of Lot 2 of the Resubdivision of Tract 1, Wagon Wheel Subdivision

Applicant/Owner: Roadway Alliance Church

Agent: Engineering Associates

Summary:

The applicant is seeking Final Plat approval to split one (1) lot into two (2) lots for the purpose of building a future parking lot. The property is in a C-O, Office and Institution Zoning District. The Final Plat is for ownership purposes only.

Background:

The property, 2.96 acres, is located at the corner of 4<sup>th</sup> Avenue and Hemlock Avenue. The subdivision creates Lot 2A at 1.61 acres and Lot 2B at 1.35 acres. The northern part of the property is the location of Roadway Alliance Church. The southern part of the property is vacant. The church wishes to subdivide in order to create a lot which Wagon Wheel School may use for parking. There will be a cross parking easement on the plat in order to facilitate the ability to park at any location on the two (2) proposed lots.

Planning Requirements:

1. The minor plat is for ownership purposes only. All development which may take place on the property is subject to City of Gillette requirements at the time of development. This shall show as a note on the plat.
2. A cross parking easement shall show on the plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 2 of the Resubdivision of Tract 1, Wagon Wheel Subdivision subject to all planning requirements.

*This case is tentatively scheduled for review by City Council on March 18, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 14.003SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Michael Surface

ePlans: 14-003SFP