

Planning Commission Agenda Item for April 8, 2014

Case Number 14.004SFP: Final Plat - Resubdivision of Lot 1, East Lakeway II Subdivision

Applicant/Owner: Menard, Inc. and Cloud Peak Management Group, LLC

Agent: Doyle Surveying, Inc.

Summary:

The applicant is seeking Final Plat approval to subdivide one (1) lot into three (3) lots and two (2) Tracts for the purpose of planned and future commercial development, currently planned for a Menards retail store. One (1) Tract is for drainage retention and the other is for public access. This plat is for ownership purposes only.

Background:

The property is located northwest of the intersection of Lakeway Road and Butler Spaeth Road. The property was annexed into the City with the East Lakeway Addition Annexation in October of 2008. The applicant has proposed three (3) lots with Lot 1A being 16.33 acres, Lot 1B being 2.41 acres, Lot 1C being 1.97 acres, Tract A being .39 acres, and Tract B being 2.45 acres in size. The property is zoned C-1, General Commercial District.

The site will be accessed by private streets, Town Center Drive and KG Avenue, which are dedicated as a Public Access Easements from Lakeway Road. KG Avenue will be built to City road standards and will become City right-of-way when extended to connect to the north. There is an existing private road easement on proposed Lot 1A that will need to be abandoned. The subdivision plat is for ownership purposes only and all subdivision improvements will be completed at the time of development.

Planning Requirements:

1. The plat shall note the method of disposition of a portion of the Public Access Easement known as Town Center Drive that exists on proposed Lot 1A and will be occupied by the proposed building on the site prior to recording the Final Plat.
2. The plat shall show Utility Easements for electric service and water service as specified by the City Electric and Water Divisions prior to recording the Final Plat.
3. A Title Report shall be submitted and Consent to Subdivide document(s) shall be submitted, if necessary, prior to recording the Final Plat along with the fee.
4. Appropriate corporate documentation for owner(s) showing authorization to sign the plat 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.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lot 1, East Lakeway II Subdivision, subject to all Planning requirements.

*This case is tentatively scheduled for review by the City Council on April 15, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 14.004SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Larry Manning

ePlans: 14.004