

Planning Commission Agenda Item for May 13, 2014

Case Number 14.016SFP: Final Plat - Resubdivision of Lots 1, 2, 13 and 14, Block 3, Energy Park Subdivision

Applicant/Owner: Yates Petroleum Corporation

Agent: Land Surveying, Inc.

Summary:

The applicant is seeking Final Plat approval to combine four (4) lots into one (1) lot for the purpose of future development. The property is in an I-2, Heavy Industrial Zoning District. The Final Plat is for ownership purposes only.

Background:

The property, 2.72 acres, is located along Energy Avenue, with Frontage Road and works Avenue on either side. An expansion of an existing shop building on the north side of the property necessitates the resubdivision, as the building would have crossed the lot line and covered up the existing General Utility Easement. The resubdivision removes most of an existing General Utility Easement, and replaces it with new easements along the borders of the new lot on the east side.

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. Water stubs to existing lots 13 and 14 shall be removed using a Completion Agreement. The work removing the stubs shall either be completed or have a financial guarantee prior to a building permit and be completed prior to a final Certificate of Occupancy.
3. Corporate documentation showing authority to sign on behalf of Yates Petroleum Corporation is to be provided to the Planning Division prior to recording.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lots 1, 2, 13 and 14, Block 3, Energy Park Subdivision, subject to all planning requirements.

*This case is tentatively scheduled for review by City Council on May 20, 2014 in the City Council Chambers at 7:00 p.m.*

Save: 14.016SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Michael Surface

ePlans: 14-016SFP