

Planning Commission Agenda Item for May 13, 2014

Case Number 14.014SFP: Final Plat - Tenth Hole Estates, Phase 3

Applicant/Owner: Gillette Land Development III, LLC

Agent: Justin Beckner
United Civil Design Group, LLC

Summary:

The applicant is seeking Final Plat approval for 34 new twin home lots along the north side of Sinclair Street in an R-4, Multi-Family Residential Zoning District.

Background:

The Final Plat for Phase 3 is located just to the south of Phase 2. The lots will transition from single family lots to duplex lots towards the south end of the subdivision. The area is largely a mix of single family and duplex structures with some vacant commercial land to the west and south. The subdivision is accessed off of the existing Augusta Circle and will have another permanent access point off Sinclair with future phases of the subdivision. The Final Plat for Phase 3 is in substantial compliance with the approved Preliminary Plat.

The developer originally planned to construct a wall or fence as a buffer from Sinclair Street, however it has since been decided it will not be necessary. The land that was set aside as Tract D for the wall/fence in Phase 1, is now being incorporated into the proposed lots in Block 2. The Parks and Beautification Board approved the fee-in-lieu for parkland on June 9, 2011. The parkland fee-in-lieu for this phase is \$8,122.26. The Engineering Division has determined the existing drainage pond will accommodate this phase of development and there will be no drainage fee-in-lieu assessed.

Planning Requirements:

1. The Final Plat shall contain a note stating all lots in Block 2 shall be accessed from St. Andrews Lane and there shall be no driveways or access of any kind allowed onto Sinclair Street.
2. All lots shall meet the Zoning Ordinance requirements and City of Gillette Design Standards.
3. At the time of development, the twin homes on Lots 1A & 1B, Block 3 and Lots 8A & 8B, Block 3 shall be designed to meet the City residential driveway standards.
4. A Permit to Construct is required and shall be issued one week prior to City Council acting on the Final Plat.
5. The required parkland fee in-lieu of \$8,122.26 shall be paid prior to recording the Final Plat for Phase 2.

6. The applicant shall submit appropriate documents indicating who has the authority to sign the plat dedication, prior to recording the Final Plat.
7. A recorded or unrecorded plat agreement and necessary attachments shall be submitted prior to City Council acting on the Final Plat.
8. All requirements of the Campbell County Fire Department shall be met.
9. The Final Plat shall contain all necessary electrical easements prior to recording.
10. A Consent to Subdivide document shall be submitted and recorded with the Final Plat.
11. The 8 inch water stub shown on Lot 6B, Block 2 shall be removed as part of the subdivision improvements.
12. The Final Plat shall show all of the corrections referenced in the ePlans system prior to recording.

Staff Recommendation:

Staff recommends approval of the Final Plat for Tenth Hole Estates, Phase 3, subject to all Planning requirements.

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

Save: 14.014SFP Case Sheet
Attachments: Vicinity & Aerial Map, Plat Map
Case Management: Staci Beecher