

## Planning Commission Agenda Item for May 13, 2014

Case Number 14.013SFP: Final Plat- Tenth Hole Estates, Phase 2

Applicant/Owner: Gillette Land Development III, LLC

Agent: Justin Beckner  
United Civil Design Group, LLC

### Summary:

The applicant is seeking Final Plat approval for new single family lots along the north side of Sinclair Street between Butler Spaeth Road and Garner Lake Road.

### Background:

The Final Plat for Phase 2 proposes a total of 16 single family lots in an R-4, Multi-Family Residential Zoning District. The lots average 7,343 square feet in size. The entire subdivision is a mix of single family homes and twin homes. The surrounding property is predominantly residential in nature with some vacant commercial property to the west and south and the Gillette Golf Club property to the north.

The subdivision has two (2) access points off of Sinclair Street. Augusta Circle serves as the primary access and is already an established street and Oakmont Avenue has a temporary emergency access to Sinclair Street. Future phases of the subdivision to the west will require the extension of Sinclair Street and another permanent access point.

The Final Plat for this phase is in substantial compliance with the Preliminary Plat which was approved on June 13, 2011. The Parks and Beautification Board approved the fee in-lieu dedication at the Preliminary Plat stage. The parkland fee-in-lieu required for this phase is \$3,822.24. The existing drainage pond will be sufficient for this phase of development and there will be no drainage fee-in-lieu assessed.

### Planning Requirements:

1. All lots shall meet the Zoning Ordinance requirements and City of Gillette Design Standards.
2. A Permit to Construct is required and shall be issued one week prior to City Council acting on the Final Plat.
3. The required parkland fee-in-lieu of \$3,822.24, shall be paid prior to recording the Final Plat for Phase 2.
4. The applicant shall submit appropriate documents indicating who has the authority to sign the plat dedication, prior to recording the Final Plat.
5. A recorded or unrecorded plat agreement and necessary attachments shall be submitted prior to City Council acting on the Final Plat.

6. All requirements of the Campbell County Fire Department shall be met.
7. The Final Plat shall contain all necessary electrical easements prior to recording.
8. A Consent to Subdivide document shall be submitted and recorded with the Final Plat.
9. 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 2, 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: 14.013SFP Case Sheet  
Attachments: Vicinity & Aerial Map, Plat Map  
Case Management: Staci Beecher