

Planning Commission Agenda Item for May 27, 2014

Case Number 14.025SFP: Final Plat – Cocklebur Subdivision

Applicant/Owner: City of Gillette
Kanti and Sulabha Patel
William and Pamela Taylor
John C. McGuire Revocable Trust

Agent: Doyle Surveying, Inc.

Summary:

The owners are seeking Final Plat approval to create a subdivision for ownership purposes only.

Background:

The property, 21.38 acres, is located on the east side of Butler Spaeth Road, from an area just south of Cocklebur Drive to an area just north of Country Club Road. All of the property has a zoning designation of R-S, Suburban Residential. There are six (6) lots under private ownership and three (3) tracts which are owned by the City of Gillette. Lots 2, 3 and 4 are occupied by a dwelling unit. Lots 1, 5 and 6 are vacant at this time. The three (3) vacant tracts, A, B and C, are owned by the City.

No public improvements are a part of this subdivision. The subdivision helps to finalize new ownership patterns as the result of constructing Butler Spaeth Road and the annexation which followed.

Planning Requirements:

1. The Minor Final Plat is for ownership purposes only. All development which may take place within the subdivision is subject to City of Gillette requirements at the time of development. This shall show as a note on the plat.
2. Finalize configuration of Access Easement on Lot 3.
3. Field verify all lot dimensions based upon existing recorded deeds.
4. A Title Report shall be provided prior to recording the plat.
5. A Consent to Subdivide shall be provided, if necessary, prior to recording the plat.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Cocklebur Subdivision, subject to all planning requirements.

This case is tentatively scheduled for review by City Council on June 3, 2014 in the City Council Chambers at 7:00 p.m.

Save: 14.025SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Michael Surface

ePlans: 14-025SFP