

Planning Commission Agenda Item for June 10, 2014

Case Number 14.034SPP: Preliminary Plat – Chara Hill Estates, Phase III

Applicant/Owner: Chara Hills, LLC

Agent: Doyle Surveying, Inc.

Summary:

The applicant is seeking Preliminary Plat approval for fourteen (14) new lots contained within Phase III.

Background:

The 15.06 acre property is located south of Shalom Avenue and west of Chara Avenue. The proposed Preliminary Plat includes the third phase of development in the Chara Hill Estates Subdivision. The lots are to be zoned R-S, Suburban Residential District.

The site is an unplatted portion of the Chara Hill Estates development. Two (2) previously platted subdivisions, zoned R-S, exist to the north of the parcel. Southwest of the parcel is property zoned C-1, General Commercial District, along Boxelder Road at Butler Spaeth Road. The parcel is a natural extension to the existing R-S type of development. The current lots in the previously subdivided area are 75% built out. The land area slopes fairly steep down to the south and the lot sizes required in the R-S District allow for additional area needed for development.

The property owner is in the process of requesting the property be re-zoned to R-S, Suburban Residential District to accommodate the proposed lot sizes. The zoning shall be approved prior to City Council taking action on a Final Plat for this land area. The lot sizes range from slightly under $\frac{3}{4}$ of an acre to slightly over 1 acre in size. There is one (1) street connecting the existing Shalom Avenue with the existing Chara Avenue. The connectivity index is a 2.0, which exceeds the 1.4 requirement in the Subdivision Regulations.

The parkland dedication and/or parkland development fee assessment has been met with a credit for 4.98 acres of land that was previously deeded to the City in Chara Hill Estates, Phase I.

Planning Requirements:

1. The Final Plat shall contain a note stating that all Drainage Easements shall remain free and clear of all structures and other impediments.
2. The Drainage Easement areas shall be clearly delineated on the affected lots.
3. The off-site drainage facilities shown shall be established by legal instrument prior to recording the final Plat.
4. A Permit to Construct is required and shall be issued one week prior to City Council acting on the Final Plat.

5. The Final Plat shall be in substantial compliance with the Preliminary Plat.
6. A Recorded or Unrecorded Plat Agreement and necessary attachments shall be submitted prior to recording the Final Plat.
7. All requirements of the Campbell County Fire Department shall be adhered to.
8. A Traffic Impact Analysis shall accompany the Final Plat submittal, if required.
9. All street designs shall meet the City of Gillette Design Standards.
10. The re-zoning request for this land area shall be approved by City Council prior to City Council taking action on a Final Plat for this land area.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat for Chara Hill Estates, Phase III, subject to all Planning requirements.

This Preliminary Plat is tentatively scheduled for review by City Council on June 17, 2014 at 7:00 p.m. in the City Council Chambers.

Save: 14.034SPP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Larry Manning