

## Planning Commission Agenda Item for May 13, 2014

Case Number 14.008AP: Annexation Plat - Bobcat Annexation Plat - Tract N and a Vacated Portion of Crow Avenue, Sunburst Subdivision No. 3

Applicant/Owner: Pres XL, LLC  
Members - Roxie and Len Camp

Agent: Doyle Surveying, Inc.

Location: Wyoming Highway 59 - South end of Wigwam Boulevard

### Summary:

The property owner has petitioned the City to annex 3.23 acres into City limits for the purpose of obtaining City water and sanitary sewer.

### Background:

The land is located along Highway 59. The property is adjacent to the current City boundaries to the north and east. Previously, the site housed Waste Connections, a solid waste handling company. The owner desires to remodel the existing building and bring City water and sanitary sewer to the property. This will enable the owner to operate a Bobcat rental, repair and service center. Any future development or construction will be reviewed by the City and shall meet City standards. The County has agreed to allow the City to issue all permits and conduct all inspections for any construction on the land, prior to the annexation being officially approved.

This area is a logical extension of City limits and will be serviceable. The proposed zoning of the property is a C-1, General Commercial Zoning District. The adopted Comprehensive Plan shows the area as a commercial/residential mixed use area. The proposed land use fits the intent of the Comprehensive Plan. The existing development pattern along the west side of Highway 59 also supports this proposal. The City Council will make the final zoning determination at the time of annexation.

### Planning Requirements:

1. Final determination of the proposed zoning district shall be made by the City Council upon approval of the Annexation Ordinance.
2. Any new development or construction shall conform to City of Gillette standards.
3. All public infrastructure improvements shall be required at the time of development.
4. The developer shall be responsible for the costs of providing public infrastructure to the property.

5. An Annexation Report will be distributed to affected landowners in accordance with State Statutes.

Staff Recommendation:

Staff recommends approval of the annexation of the Bobcat Annexation Plat - Tract N and a Vacated Portion of Crow Avenue, Sunburst Subdivision No. 3, subject to all planning requirements.

*This annexation is tentatively scheduled for City Council consideration on May 20, 2014 in order to set the Public Hearing Date. The anticipated Public Hearing Date and the First Reading of the Annexation Ordinance by City Council is July 1, 2014 at 7:00 p.m. in the Council Chambers. The anticipated second and third readings of the Annexation Ordinance are July 15, 2014 and August 5, 2014.*

Save: 14.008AP Case Sheet

Attachments: Vicinity & Aerial Map, Plat Map, Annexation Report

Case Manager: Michael Surface

ePlans Number: 14-008