

Planning Commission Agenda Item for June 24, 2014

Case Number 14.036SFP: Final Plat – Tracts 1A and 1B, Country Club Road Addition

Applicant/Owner: Double G Double S, LLC and WM Grace Development Company

Agent: Doyle Surveying, Inc.

Summary:

The applicant is seeking Final Plat approval to subdivide one (1) tract of land into two (2) tracts of land. The property is zoned C-1.

Background:

The property is .825 acres and is located on the southeast corner of Boxelder Road and South Douglas Highway. The two (2) addresses associated with the property are 2001 and 2003 South Douglas Highway. The existing platted tract, Tract 1, Country Club Road Addition, was separated into two (2) ownership parcels without processing a subdivision. An existing building is located on the proposed Tract 1B. The resubdivision will create two (2) tracts that will accommodate the owners for future development.

Planning Requirements:

1. All development which takes place on the property is subject to City of Gillette requirements at the time of development.
2. The existing 20' Utility Easement along the east property line shall remain on the new Tracts 1A and 1B. A new 10' wide Utility Easement in an east/west direction shall be shown where the electric service to the transformer for the existing building deviates from the existing 20' north/south easement.
3. Add the name of the signatories along with their title for the Dedication Statement.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Tracts 1A and 1B, Country Club Road Addition, subject to all planning requirements.

This case is tentatively scheduled for review by City Council on July 1, 2014 in the City Council Chambers at 7:00 p.m.

Save: 14.036SFP Case Sheet
Attachments: Vicinity and Aerial Map, Plat Map
Case Manager: Larry Manning